



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, MARCH 24, 2015**

The Planning and Zoning Commission will convene into a Work Session at 6:00 p.m. in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

- i. Call to Order
- ii. Discuss the forthcoming zoning request as it pertains to the property currently identified as Elgin B. Robertson Park.
- iii. Discuss items on the regular agenda.
- iv. Adjourn

The Planning and Zoning Commission will convene into a Regular Meeting at the conclusion of the Work Session in the City Hall Chambers at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

A. CALL TO ORDER

1. Update Report from Director of Development Services.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of March 10, 2015.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and consider a recommendation to City Council regarding Major Warrants related to the following Form Based Code standards: lighting, residential building types, ceiling height, flex-space, building materials (including signage), stairwell treatment, and continuous building frontage. The subject property is located at 3900 and 3908 Main Street, further described as 11.54 +/- acres of land being situated in the William Crabtree Survey, Abstract No. 347, being a portion of Lot 1 and all of Lot 2, Block A, Municipal Complex Addition and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, Deed Records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, Municipal Complex Addition. (MW15-774).
2. Conduct a public hearing and take action on a Preliminary Replat for the Village of Rowlett, located at 3900 and 3908 Main Street, further described as being 11.54 +/- acres of land being situated in the William Crabtree Survey, Abstract No. 347, being part of Lot 1 and all of Lot 2, Block A, Municipal Complex Addition, being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, Deed Records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, Municipal Complex Addition (PP15-771).

3. Consider and make a recommendation on an Alternative Landscape Plan for Usuga Medical located at 8100 Lakeview Parkway further described as being 1.87 acres of land located in the James Saunders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas (DP15-767).

D. ADJOURNMENT

NOTE: THE PLANNING AND ZONING COMMISSION MAY RETIRE AND CONVENE INTO EXECUTIVE, CLOSED SESSION ON ANY MATTER RELATED TO ANY OF THE ABOVE AGENDA ITEMS FOR THE PURPOSES OF PRIVATE CONSULTATION WITH THE CITY ATTORNEY UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

NOTE: THE CITY OF ROWLETT MEETING ROOMS ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR FURTHER INFORMATION.



Garrett Langford, Principal Planner

**MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7.00 P.M., MARCH 10, 2015**

PRESENT: Chairman Karl Crawley, Commissioners Jonas Tune, James Moseley, Clayton Farrow, Thomas Finney, Chris Kilgore, Alternate Gabriela Borcoman

ABSENT: Vice-Chairman Michael Lucas, Alternate Lisa Cain

STAFF PRESENT: Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Chairman Karl Crawley called the meeting to order at 7:00 p.m.

1. Update Report from Director of Development Services.

Principal Planner Garrett Langford announced that there would be a Work Session at the next Planning and Zoning Commission meeting on March 24, 2015, to discuss Elgin B. Robertson Park.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of February 24, 2015.

Commissioner James Moseley made a motion to approve the Consent Agenda. Commissioner Chris Kilgore seconded the motion. The Consent Agenda passed with a 5-0 vote. Commissioner Jonas Tune and Alternate Gabriela Borcoman abstained from the vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory structure and carport to exceed the size, side yard setback, height and architectural integration requirements. The subject property is located at 3802 Hidden Valley Circle being further described as Lot 19, Block 1 of the Toler Ridge Addition, City of Rowlett, Dallas County, Texas (SUP15-760).**

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Mr. Langford presented the case. He gave a brief background, presented a location map, and summarized the request for the Special Use Permit. Mr. Langford presented site photos and the Concept Plan. He summarized the staff analysis and stated that staff recommends approval. Mr. Langford presented the trees that would be impacted and stated that the property was exempt from the Tree Preservation Ordinance requirements.

Mr. Langford stated that six public hearing notices were returned; five in favor and one in opposition.

There was discussion amongst the Commission regarding input received from neighboring properties, right-of-way, and landscape requirements/conditions.

Chairman Karl Crawley opened the public hearing.

The following speakers came forward:

Charlie Allen
3902 Hidden Valley
Nearby property owner

Mr. Allen inquired about the existing trees on the property. There was discussion between Mr. Allen and the applicant regarding the existing trees and screening.

Terry Millican
3802 Hidden Valley
Applicant

Mr. Millican stated that he wants to enclose his property and screen various items. He explained the intent of his screening and outlined his hardships with obtaining standard conformance.

There was discussion amongst the Commission regarding the elevation of the carport, neighboring property awareness, tree preservation, orientation of the house, and the affirmation of no commercial activity.

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No additional speakers came forward.

Chairman Karl Crawley closed the public hearing.

Commissioner Chris Kilgore made a motion to approve the item. Commissioner Clayton Farrow seconded the motion. The item passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 7:26 p.m.

Chairman

Secretary



City of Rowlett

Staff Report

Planning & Zoning Commission

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

AGENDA DATE: 03/24/2015

AGENDA ITEM: Wii

AGENDA LOCATION:

Work Session

TITLE

Discuss the forthcoming zoning request as it pertains to the property currently identified as Elgin B. Robertson Park. (60 minutes)

STAFF REPRESENTATIVE

Marc Kurbansade, Director of Development Services

Jim Grabenhorst, Director of Economic Development

SUMMARY

The City of Rowlett and the City of Dallas have had longstanding discussions over the past decade regarding the potential sale of the Elgin B. Robertson property and boundary adjustment into Rowlett's municipal jurisdiction. The main purpose of this meeting is to discuss the zoning request scheduled to be considered for a formal recommendation by Planning and Zoning Commission on April 6, 2015. For contextual purposes, staff will also provide an update on the status of the discussions and various agreements associated with the property transaction and boundary adjustment.

This project will be a multi-year development and once developed, the Elgin B. Robertson property will become a legacy project and gateway into Rowlett along the Interstate 30 corridor.

BACKGROUND INFORMATION

The Elgin B. Robertson property consists of approximately 257 acres along Interstate 30 at the Dalrock Road interchange (see aerial map on following page). The north tract is located in Dallas County and consists of approximately 142 acres and the south tract is located in both Dallas County and Rockwall County and consists of approximately 115 acres.

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The property was acquired by the City of Dallas in 1966 as part of the Forney Reservoir development, which is now known as Lake Ray Hubbard and was designated as a “park” upon its purchase. The property is approximately ten miles outside of the main city limits of the City of Dallas.

As mentioned above, both cities have had ongoing discussions over the past decade regarding the potential sale and boundary adjustment of this property. In order for a potential sale to occur, the City of Dallas needed voter approval to “de-park” the property. In November 2010, the City of Dallas placed a ballot proposition for voter approval and that proposition was rejected. In May 2013, the City of Dallas again placed ballot language for voter approval and that ballot proposition passed opening the door for the negotiations to begin in earnest.

On February 5, 2015, the Dallas Parks Board took action to recommend approval of the sale of Elgin B. Robertson to the City of Rowlett. On February 25, 2015, the Dallas City Council took action approving the interlocal agreement and the first of two sets of approvals for the resultant boundary adjustments.

DISCUSSION

Upon City of Dallas voter approval of the proposition in May 2013, the respective city staff members continued their ongoing discussions regarding the possible acquisition and boundary adjustment of the Elgin B. Robertson park property.

On March 6, 2014, the Rowlett City Council approved a Letter of Intent (LOI) with Donahue Development Corporation as the City's development partner to fund the acquisition of the property at its appraised value (see Attachment 1). Due to the length of time of the ongoing negotiations with the City of Dallas, the Rowlett City Council took action on December 4, 2014, approving an Amended LOI with Donahue Development Corporation to extend the term for an additional nine months (see Attachment 2).

On May 6, 2014, the Rowlett City Council approved Resolution 036-14 authorizing the Mayor of the City of Rowlett to execute a formal Purchase and Sale Agreement with the City of Dallas for the acquisition of the approximately 257 acre Elgin B. Robertson property for its appraised value of \$31.8 million dollars (see Attachment 3).

As a result of the ongoing discussions and negotiations since May 2013, the respective cities have reached a mutual understanding and staff has briefed their respective City Councils in Executive Session as to the various documents that will need to be authorized in order to complete this property transaction and boundary adjustment.

City staff provided an overview of the actions associated with this transaction to City Council during their Work Session on March 3, 2015. Please refer to Item 3B at the following link for a video of this Work Session Item:

<http://rowlettx.swagit.com/play/03032015-813>

At the March 17, 2015 City Council Meeting, Rowlett City Council approved the following items:

- Interlocal Agreement with the City of Dallas for the acquisition of the Elgin B. Robertson property (Resolution No. 029-15)
- Boundary Adjustments that would amend Rowlett's municipal jurisdiction to include the Elgin B. Robertson property (Ordinance No. 010-15)
- Amendment to the Interlocal Agreement and Lease between the City of Dallas and the City of Rowlett relating to the Take Line area (Resolution No. 030-15)
- Approval of a purchase and sale agreement with Donahue Development Corporation for the conveyance of the Elgin B. Robertson property (approximately 257 acres) pursuant to a Tax Increment Reinvestment Zone (Resolution No. 031-15)

Please refer to Items 8B, 8C, 8D and 8E at the following link for videos of the four aforementioned March 17, 2015 City Council items:

<http://rowlettx.swagit.com/play/03172015-1394>

The following table depicts the anticipated timeline associated with completing this property transaction and boundary adjustment into Rowlett's municipal jurisdiction:

ACTION	CITY	COMPLETION DATE
Parks Dept. Recommendation	Dallas	February 5, 2015
City Council Action	Dallas	February 25, 2015
City Council Work Session	Rowlett	March 3, 2015
City Council Action	Rowlett	March 17, 2015
City Council Action – Boundary Adj.	Dallas	March 25, 2015
P&Z Zoning Public Hearing & Recommendation	Rowlett	April 6, 2015
City Council Public Hearing & Zoning Action	Rowlett	April 7, 2015
Property Sale/Closing	Dallas/Rowlett	April 30, 2015

The Elgin B. Robertson property provides a unique opportunity for the Rowlett community. Once developed, this property will become a game-changing gateway in Rowlett on the Interstate 30 corridor. With the connectivity to the President George Bush Turnpike, this site will become a regional destination for the DFW Metroplex and North Central Texas.

The acquisition and boundary adjustment actions are just the first steps in a multi-year development process in which the Rowlett community will see this property innovatively master-planned for a mix of uses (see Attachment 4)

Zoning Request

As part of the Interlocal Agreement with the City of Dallas, the Elgin B. Robertson property was required to obtain zoning designations in accordance with those outlined in Attachment 4. The formal application for this zoning request was filed on March 10, 2015, and is currently under staff review. Since the subject property will be under the ownership of the City of Dallas with the City of Rowlett listed as the contract purchaser of this property, the City will be the applicant for this request.

As can be seen in Attachment 4, the property is divided into three separate districts—New Neighborhood/Urban Neighborhood (northernmost), Urban Village/Special District (central), and Commercial Center/Special District (southernmost). The proposed zoning request being considered by Planning and Zoning Commission and City Council will be in accordance with these districts. The proposed districts, from north to south, will be New Neighborhood, Urban Village and a Special District. The New Neighborhood and Urban Village will be in accordance with the Form-Based districts already in place. The Special District in the southern tract will include components of the Urban Village district to the extent that it enables a built environment that will foster the destination-style entertainment development immediately envisioned.

FISCAL IMPACT/BUDGET IMPLICATIONS

The main purpose of this Work Session Item is to discuss the tenets of the form-based code zoning principles as they apply to the pending zoning request coming before Planning and Zoning Commission on April 6, 2015. There are obvious financial implications as it pertains to this overall development project; however, these will not be covered in the scope of this Work Session item. For reference, financial discussion pertaining to other portions of this

development request can be found in Items 8B, 8C, 8D and 8E within the March 17, 2015 City Council Staff Report packets (see link below):

<http://www.rowlett.com/ArchiveCenter/ViewFile/Item/3888>

RECOMMENDED ACTION

No action required. This item is for discussion purposes.

ATTACHMENTS

Attachment 1 – Original Letter of Intent

Attachment 2 – Amended Letter of Intent

Attachment 3 – Resolution Authorizing Mayor to Enter Into Purchase & Sale Agreement

Attachment 4 – Master Plan Depicting Proposed Form-Based Code Districts

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

LETTER OF INTENT

This Letter of Intent (this ‘LOI’) is by and between the City of Rowlett, Texas (City) and Donahue Development Corporation (Developer) and is intended to establish and set forth the understandings and agreements between the City and Donahue regarding Elgin B. Robertson Park (Park).

The Park comprises approximately 257 acres owned by the City of Dallas and situated within the city limits of the City of Dallas. The City of Dallas held an election in May of 2013 whereby a majority of voters at the election authorized the sale of the land that comprises the Park. Rowlett seeks to expand its territorial limits to encompass the Park and Developer seeks the opportunity to acquire ownership for development purposes. In the event that the City of Dallas is willing to transfer ownership of the land to Rowlett (or to Developer) and concedes its territorial jurisdiction over the Park land to Rowlett, then the parties will in good faith negotiate a definitive development agreement under the general terms and conditions described herein. However, should Dallas refuse to convey ownership or relinquish jurisdiction, then this Letter of Intent will become null and void.

Statement of Purpose: This LOI represents, subject to the terms hereof, the binding commitment and intent of Developer and Rowlett to (i) propose to Dallas that title to the Park land be conveyed to Rowlett, to an entity affiliated with Rowlett, or to Developer, (ii) facilitate the development of certain commercial and residential uses on the land in accordance with Rowlett’s Form Based Code guidelines as a mixed-use development project; (iii) facilitate the development of infrastructure as may be necessary or beneficial for the future development of the land; and (iv) establish a long term, economically viable and mutually beneficial relationship between the Developer and Rowlett.

Dallas Negotiations. Rowlett and Developer shall present a proposal to Dallas for Rowlett (or an affiliated entity or the Developer) to acquire title and for Rowlett to acquire jurisdiction to the Park. As part of the negotiations, and as needed to acquire ownership, the Developer will provide the funding to acquire the Park at its appraised value or at an agreed amount. In the event that Developer is unwilling or unable to provide adequate funding within the timeframe necessary to acquire the Park, either party may declare this Agreement to be void and of no further effect. The parties will use their best efforts to obtain Dallas' approval of the transfer and relinquishment of jurisdiction.

Development Regulations. The parties contemplate that upon the sale of the Park by Dallas, Dallas will relinquish its territorial jurisdiction over the land comprising the Park and that Rowlett will assume territorial jurisdiction, either through disannexation and annexation or boundary adjustment agreements. Upon acquisition of territorial jurisdiction, it is expected

between the parties that Rowlett will impose and adopt its Form Based Code zoning regulations on the Park.

Development Agreement. Upon acquisition of the land and the imposition of Form Based Code zoning, the parties will in good faith negotiate a formal development agreement that will control the development of the land and the extension of municipal services. The parties will cooperate to develop all or a portion of the land for a mixed use development utilizing New Urbanism concepts under Rowlett’s Form Based Code guidelines. Rowlett may assist Developer in obtaining funding and financing for the development, contingent on Rowlett’s approval of Developer’s development plans.

Non-delegation of Legislative Authority. Nothing in this LOI shall be deemed or construed as a waiver of legislative authority by Rowlett nor shall this LOI be construed as a contractual obligation to impose zoning regulations on the land if Rowlett acquires territorial jurisdiction. Nothing in this LOI shall be deemed to create an obligation on either party to violate any provision of law.

Non-Compete Covenant: The parties covenant that they will not, directly or indirectly, pursue an interest in or to the land (except as set forth in this LOI) for a period of nine (9) months from the date of this LOI. During such time as this LOI is in effect, Rowlett agrees that it will not make, solicit, initiate, encourage or respond to any submission, offer or proposal from or to any person or entity relating to the acquisition or development of the land from Dallas.

Confidentiality: The Parties each recognize that the confidentiality of this LOI and the negotiations leading to the execution of this LOI are of vital importance to each of the Parties. The parties acknowledge that the information contained herein is confidential commercial information and that the premature disclosure thereof will have a material adverse business and financial impact on Developer and Rowlett. Both parties agree and covenant that each will endeavor to maintain the confidentiality of the terms of this LOI and the informal discussions between the parties, except where disclosure may be required by law or court order.

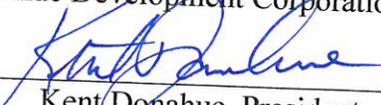
Entire Agreement; Amendments and Waivers: This LOI constitutes the entire agreement between the Parties pertaining to the subject matter hereof and supersedes all prior agreements, understandings, negotiations and discussions, whether oral or written, of the Parties.

Effective and executed as of this 4th day of MARCH, 2014.

CITY OF ROWLETT, TEXAS

By 
Brian Funderburk, City Manager

Donahue Development Corporation

By 
Kent Donahue, President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

AMENDED LETTER OF INTENT

This Amended Letter of Intent (this “Amended LOI”) is by and between the City of Rowlett, Texas (City) and Donahue Development Corporation (Developer) and is intended to supplement and amend the Letter of Intent (the “LOI,” attached hereto as Exhibit “A”) between the parties dated March 4, 2014, relating to the parties’ understandings and agreements between the City and Donahue regarding Elgin B. Robertson Park (referred to as “Park land”).

1. This Amended Letter of Intent does not amend, modify or alter in any way any of the provisions of the original LOI between the parties except as specifically provided for herein, and the terms and provisions of the original LOI is reaffirmed.
2. The Section entitled “Dallas Negotiations” is hereby modified to read in its entirety as follows:

Dallas Negotiations. Rowlett has entered into negotiations and has presented a proposal to Dallas to enter into an Interlocal Agreement for Rowlett to acquire title to the Park land and for Rowlett to acquire jurisdiction to the Park land. As part of the negotiations, and as needed to acquire ownership, the Developer will provide the funding to acquire the land at its appraised value. Developer shall provide proof of funds in a manner deemed acceptable to Rowlett to insure the availability of funds needed to acquire title to the Park land. In the event that Developer is unwilling or unable to provide adequate funding or proof of funding on or before the effective date of the Interlocal Agreement, either party may declare this Agreement to be void and of no further effect. The parties will use their best efforts to obtain Dallas' approval of the transfer and relinquishment of jurisdiction.

3. The Section entitled “Development Regulations” is hereby modified to read in its entirety as follows:

Development Regulations. The parties contemplate that upon the sale of the Park land by Dallas to Rowlett, Rowlett will accomplish a transfer title to the land to Developer either through a development contract with an independent foundation or through the designation of the Park land as a reinvest zone to be developed under a project plan adopted by Rowlett for the zone. It is contemplated by the parties that Dallas will relinquish its territorial jurisdiction over the land and that Rowlett will assume territorial jurisdiction, either through disannexation and annexation or boundary adjustment agreements. Upon acquisition of territorial jurisdiction, it is expected between the parties that Rowlett will impose and adopt its Form Based Code zoning regulations on the Park land. Developer agrees that it shall not submit an application for a permit for the

development of the land or any part thereof until following the final adoption and imposition of Form Based Code zoning regulations on the land.

4. The Section entitled "Non-Compete Covenant" is hereby modified to read in its entirety as follows:

Non-Compete Covenant: The parties covenant and agree that they will not, directly or indirectly, pursue an interest in or to the land (except as set forth in this LOI) during the term of the LOI, including any agreed extensions thereof. During the time that this LOI is in effect, Rowlett agrees that it will not make, solicit, initiate, encourage or respond to any submission, offer or proposal from or to any person or entity relating to the acquisition or development of the land from Dallas.

5. The LOI as amended herein shall be effective for a period of nine (9) months from the last date signed by either party. This Agreement may be executed in single or multiple counterparts, all of which together shall constitute one agreement.

CITY OF ROWLETT, TEXAS

By Brian Funderburk
Brian Funderburk, City Manager

Date: 12-4-14

DONAHUE DEVELOPMENT CORPORATION

By Kent Donahue
Kent Donahue, President

Date: 12-3-2014



**City of Rowlett
Official Copy**

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

Resolution: RES-036-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, APPROVING AN AGREEMENT WITH THE CITY OF DALLAS, TEXAS, FOR THE PURCHASE OF THE ELGIN B. ROBERTSON PARK PROPERTY; AUTHORIZING THE MAYOR TO ENTER INTO THE AGREEMENT ON THE CITY'S BEHALF; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, for many years, the City of Rowlett, Texas, has attempted to negotiate the purchase of the Elgin B. Robertson Park property, consisting of 257+/- acres adjacent to the City's southernmost boundary along Interstate Highway 30; and

WHEREAS, in May of 2013, a majority of the voters of the City of Dallas have voted in favor of selling or otherwise conveying the land; and

WHEREAS, the City of Rowlett has offered to purchase the land from the City of Dallas, and the City Council of the City of Rowlett, Texas, finds and determines that the acquisition of the land and its development in accordance with the City's Form Based Codes is in the best interest of the citizens of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1: That the City Council of the City of Rowlett does hereby accept and approve the Agreement to Purchase and Sell Real Estate, attached hereto and incorporated herein as Exhibit "A", which if accepted by the City of Dallas, Texas, will operate to convey the 257+/- acres of real property known as the Elgin B. Robertson Park to the City of Rowlett by the City of Dallas.

Section 2. That the City Council does hereby authorize the Mayor of the City of Rowlett, Texas, to execute the Agreement and any other associated documents on the City's behalf.

Section 3: This resolution shall take effect immediately upon its passage.

At a meeting of the City Council on May 6, 2014 this Resolution be adopted. The motion carried by the following vote:

Ayes: 6 Mayor Gottel, Deputy Mayor Pro Tem Gallops, Councilmember Phillips, Councilmember Dana-Bashian, Councilmember Pankratz and Councilmember Bobbitt

Absent: 1 Mayor Pro Tem Kilgore

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Approved by *Jon*
Mayor

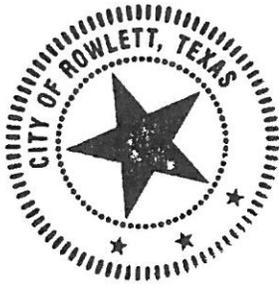
Date May 6, 2014

Approved to form by *[Signature]*
City Attorney

Date May 6, 2014

Certified by *Laura Hallmark*
City Secretary

Date May 6, 2014









City of Rowlett

Staff Report

Planning & Zoning Commission

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

AGENDA DATE: 03/24/2015

AGENDA ITEM: C.1

AGENDA LOCATION

Individual Consideration

TITLE

Conduct a public hearing and consider a recommendation to City Council regarding Major Warrants related to the following Form Based Code standards: lighting, residential building types, ceiling height, flex-space, building materials (including signage), stairwell treatment, and continuous building frontage. The subject property is located at 3900 and 3908 Main Street, further described as 11.54 +/- acres of land being situated in the William Crabtree Survey, Abstract No. 347, being a portion of Lot 1 and all of Lot 2, Block A, Municipal Complex Addition and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, Deed Records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, Municipal Complex Addition.

STAFF REPRESENTATIVE

Daniel Acevedo, Urban Designer

SUMMARY

The Village of Rowlett is a \$30 million project on approximately 12 acres of City-owned property that will introduce a range of urban densities within various modern housing concepts, local retail and commercial destinations, high quality pedestrian amenities and a unique vibe all its own.

The Integral/Catalyst team has been working closely with City Staff to craft a Development Plan for the project that is in keeping with the principles of the City's Form Based Code (FBC). They have largely been able to accomplish this goal. However, due to unique circumstances and/or specific design preferences Major Warrants are being requested. The Planning and Zoning Commission is being asked to make a recommendation on the Warrants detailed throughout this report.

BACKGROUND INFORMATION

The Village of Rowlett project is generally located south of Main Street, east of Commerce Drive and west of Skyline Drive. It is approximately 12 ± acres located within the Downtown Urban Village FBC District that was rezoned on November 6, 2012 as part of the Realize Rowlett 2020 Phase II Initiative and is governed by the City's FBC. A location map can be viewed as Attachment 1.

Downtown Rowlett has been a focus of City development efforts as a way to create a vibrant community core while leveraging the City's commitment nearly 30 years ago to bring public transportation – Dallas Area Rapid Transit (DART) to Rowlett. Several City facilities (City Hall campus, Library, Development Services, Public Works & Utilities and the Animal Shelter) all reside within the current Downtown boundaries. In addition to the commitment of public transit (DART), the community has invested in several infrastructure improvement projects over the last ten years to prepare Downtown for future development.

In 2010, the City embarked on Realize Rowlett 2020. Realize Rowlett 2020 is the City's Comprehensive Plan that guides decisions on all development. Phase I served to update the comprehensive plan and was adopted by City Council on September 11, 2011. Phase II was about implementing the vision and led to the adoption of new zoning regulations in four key areas on November 6, 2012, to ensure the vision was realized for these areas. Downtown was one of the initial key areas and, in addition to the new zoning regulations, a formal Strategic Downtown Plan was also adopted at that time.

A key component and action item from the Strategic Downtown Plan and incorporated in the overall Economic Development Strategic Plan is the use of key City-owned properties to catalyze development within Downtown. The Village of Rowlett project is the culmination of all the previously mentioned strategic efforts.

The rest of this report will outline the Major Warrants requested by the applicant associated with their Development Plan submittal. It is important to note that this Major Warrant request only pertains to the specific elements outlined in detail below. All renderings and plans provided herein are intended to show the applicant's intent as it pertains to the specific Major Warrant requests. However, detailed Development Plans are subject to all other FBC requirements, which may include further administrative approvals.

DISCUSSION

The Major Warrants requested are outlined below. Staff has included commentary in italics below each request:

1. *Reduction in lighting requirements to allow for an average of 1 foot candle for residential and 2 foot candles for commercial areas.*

The primary emphasis of the existing Form-Based Code requirements is to provide a minimum level of lighting throughout a development to ensure an adequate illumination level in order to provide for a safe pedestrian environment. Through the City's lighting consultant, Staff have recently been active in developing and testing what those standards mean and how best to implement their intent.

Recently, staff has studied a local example (Firewheel Town Center at Garland) that has a comparable standard to what is being requested, where the retail areas throughout the

development have an average of two foot candles and slightly less than one foot candle in the residential areas. Staff also has studied Downtown Rowlett and found that in the most well-lit areas, the pedestrian level light average is also approximately two foot candles. It is staff's professional opinion that this standard is adequate and consistent with the intent of lighting requirements throughout the Urban Village District.

Based on research from local examples and feedback from the City's lighting consultant, staff and the Urban Design Officer (UDO) are supportive of this request.

2. Allowance for single family residential and side by side (duplex) units throughout the development, designed to New Neighborhood standards.



Urban Village district standards prohibit the construction of single-family units. Though existing conditions in the Downtown lend themselves to a residential fabric due to existing development patterns, the intent of the Urban Village zoning district is to generate a more compact, urban fabric, implementing attached product that allows for a much higher density.

In this scenario, the applicant is requesting the ability to create a more contextually sensitive transition to the existing single family fabric on the west than what is allowed, by providing a series of single-family and two-family houses. These units are reflective of the townhome type in their articulation, but with a scale that is less compact in nature.

The FBC zoning district that is the most appropriate for single-family dwellings is the New Neighborhood district. It is staff's recommendation that New Neighborhood standards be applied to these units as a condition of this warrant request. Key components of those standards include how the buildings interact with the street through setbacks, material shifts, transparency, porches and public/private realm transitions.

It is staff's opinion that the applicant has successfully incorporated New Neighborhood standards for the proposed units. It is further staff's opinion that the applicant will deliver

the product necessary for a vibrant, well designed public realm that generates the transitional shift to a much denser product type. For these reasons, staff and the UDO are supportive of this request. (Attachment 2- Site Plan and Elevations)

3. Reduction from the required 12'-0" minimum clear ceiling height for at grade residential units, to allow for 10'-0" minimum at grade.

The purpose behind the requirements to provide a minimum clear ceiling height on the main level is complex in nature. This standard, as applied through the Urban Village district, is aimed at generating a high quality environment through a uniformly articulated and hierarchically significant first floor. This standard implements a value gradient vertically through each individual building, creating first floors that not only interact with the street, but also are detailed in a way that places much more emphasis and energy on the ground level. By nature this generates a façade that is not static at each floor, and is emphasized on the ground level, further advancing a pedestrian-scaled public realm. Because this gradient is mostly external to the building programming, additional consideration is made in the code to allow a 10'-0" ceiling height when the unit is elevated to have a stoop entry.

The Warrant requested is for the use of 10'-0" ceilings on the ground level for units that are at-grade. In efforts to be responsive towards intent issues regarding the ceiling height requirement and its implications, the applicant has gone through the effort of addressing these concerns through additional emphasis of the base and tri-partite articulation. Through this exercise, staff feels that the impact of the lower ceiling height has been mitigated and is supportive of this Warrant. (See Attachment 3)

The UDO does not support this Warrant for the reasons detailed in Attachment 9.

4. Exemption from the requirement to provide for Flex Space at Grade on Ponder and Rowlett Street, while still providing for a Live-Work component on the ground level.

while requesting exemption from Flex -Space at Grade requirements. The primary areas of concern are regarding the 12'-0" ceiling heights, as well as transparency at 60% minimum on the ground level. In terms of ceiling height the applicant is proposing a 10'-0" ceiling height. After site visits and analysis of existing conditions of other developments, staff has found that this consistent with other live-work applications found in Downtown Plano and Addison Circle, which at a smaller scale (30-ft depth), still allow for the conversion of residential to office/retail use. As a caveat to that consideration, ceiling heights and transparency are a prominent factor that dramatically affect the streetscape for retail and commercial storefront applications. The applicant has gone through the effort to emphasize and accent the base of the building through architectural treatments and accents, window hierarchy, and has maximized the proposed openings on the ground level to help address and mitigate this concern (Attachment 5). For these reasons, staff is supportive of this request.

The UDO does not support this Warrant for the reasons detailed in Attachment 9.

5. Allowance for the utilization of Cement Fiber Board as a primary building material.

The applicant is proposing a material gradient throughout the district that starts with full masonry facades on Main Street, to fully cementitious fiber board at the southern portion, to tie the thematic, narrative of the Village of Rowlett as an agrarian industrial community together (Attachment 6). As the code is written there is an allowance for cementitious fiber board to be used up to 30% of the façade as an accent material or as a primary material via Minor Warrant. Since, however this shift does not just apply to one building, but the entire development, staff felt it appropriate to bring this request up to the Major Warrant level.

Since the FBC essentially calls for full masonry buildings by-right, it is appropriate to look at what implications a cementitious fiber board material has, and how best this material can be executed to ensure the highest level of craftsmanship as it directly relates to the longevity of each facade. As a material, cementitious fiber board is highly durable, and lower maintenance than wood siding, of which it is attempting to emulate. Best practices in these wood traditions typically have masonry bases where the building meets the ground to protect from deterioration, as well as casing, trim, and water table detailing that protects the material from water infiltration. These details continue to be relevant in the cementitious fiber board application. The applicant has implemented these best practices in their use of the cementitious fiber board, as well as proposes to apply it in a way to meet the FBC's requirement for tri-partite architecture. For this reason staff is supportive of this request.

The UDO does not support this Warrant for the reasons detailed in Attachment 9.

6. Allowance for a large landmark roof sign for the building on Main Street.

The proposed design calls for a large landmark sign to be mounted on the roof of the building on Main Street (Attachment 7). The intent of this sign is to provide district wide theming that is classic and recognizable to anyone arriving Downtown. Typically this type of branding helps to establish the district and set it apart as a unique place in which people identify. Because of these reasons, Staff and the UDO are supportive of this request.

7. Stairwell treatment

After the notice for Major Warrants were published, staff and the applicant worked through a solution and resolved this item as a Minor Warrant, pursuant to section 2.4.2.e of the Form Based Code.

It should be noted that it is the opinion of the UDO that this item should be considered as a Major Warrant. Furthermore, the UDO does not support this Warrant for the reasons detailed in Attachment 9.

8. Reduction to continuous building frontage requirement associated with the two following conditions: 1. Bungalow court frontage along Christine and Dennis Streets; 2. Leasing office frontage along Market Street

Bungalow Court Frontage

As seen in the Development Plan (Attachment 2) this condition consists of single bungalow units at the hard corners and corresponding parking sheds located to the west of each of these units. The parking sheds as seen in Attachment 10, are designed to help define the pedestrian realm, utilizing architectural elements complementary to the projects overall theme. Furthermore, the design of the bungalow court incorporated a pedestrian public open space, rather than utilize this area for off street parking, as would be typical in a conventional development. Therefore, placing parking along the street edge, while still incorporating architectural elements, as previously mentioned, was a reasonable trade off. It is staff's opinion that the proposed condition is in keeping with the theme of Urban Village.

Leasing Office Frontage

The central and southern portion of the Village of Rowlett is predominantly Mixed Residential building types that meet the overall building frontage requirements of the FBC. The Leasing Office (proposed on northeast corner of Market Street and Rowlett Street), which is connected via a canopy that connect with a Fitness Center building on the opposite corner, serves primarily as a civic type building. These two buildings, coupled with the unique architectural treatment of an overhead canopy connecting the two, serves to create a "sense of place" in this area of the development. Although the street frontage where the Leasing Office is located does not meet the strict criteria set forth in the FBC, the proposed pedestrian scale elements (i.e., gifts to the street) along

with the civic nature of this building helps create a street condition in keeping with the spirit of the FBC.

Due to the aforementioned summary of the two components of this Major Warrant request, staff is recommending approval of this Major Warrant.

Public Hearing Notices:

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Forty nine (49) notices were mailed to property owners within 200 feet of the subject property on March 9, 2015, and as of Friday March 20, 2015 Staff has received two total responses in opposition and zero in favor. In addition, 134 courtesy notices were mailed to property owners within 500 feet. One response was returned in favor and zero in opposition. These responses are included at Attachment 8.

FINANCIAL/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends approval of all Major Warrant requests.

The UDO recommends approval of the Major Warrant requests related to lighting, single family units, and roof signage; and recommends denial of Warrants related to residential at grade ceiling heights, Flex Space at Grade, and cementitious fiber board as a primary façade material.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Site Plan/Elevations
- Attachment 3 – Ceiling Heights at Grade
- Attachment 4 – Regulating Plan
- Attachment 5 – Flex Space
- Attachment 6 – Building Materials
- Attachment 7 – Sign
- Attachment 8 – Public Hearing Notices
- Attachment 9 – UDO Recommendation
- Attachment 10 – Leasing and Bungalow Frontages



Village Rowlett
 Map Created: March 9, 2015



MW15-774
 200 FT NOTIFICATION AREA





VILLAGE OF ROWLET. PUDC [C] .1/8" = 1'-0"

Downtown

Overview

Unless otherwise noted below, all standards in the City of Rowlett Form Based Code will govern. The Regulating Plan is based on the Realize Rowlett 2020 Comprehensive Plan and will provide guidance and direction for the application of design standards and principles in approving final Development Plans and permits.

Intent. It is intended that Downtown becomes the cultural “heart” of the City. It will be the City’s highest density area and will focus on the DART station and several public parks, squares and plazas. The uses currently north of the DART rail line are primarily light industrial which provides a valuable incubation and transition area for long term higher density residential development associated with transit and the turnpike. Downtown will be a regional destination that will help diversify housing product types, and support unique higher quality retail shops and restaurants in the City.

Districts

The Downtown is comprised of two Form Based Districts (“FB Districts”) – New Neighborhood and Urban Village – as set out in the attached Regulating Plan. These FB Districts are modified as set out below.

New Neighborhood

General Boundaries. The New Neighborhood FB District is bounded by Christine Street to the north, the drainage corridor to the east, the cemetery to the south and Rowlett Road to the west. (See Regulating Plan.)

Building Types. All New Neighborhood Building Types in the Form Based Code are allowed in this area.

For redevelopment to the Townhome Building Type, the site must be large enough to accommodate at least 4 units. This is a minimum of two 50-55 foot lots.

Building Height. The maximum building height will be 2 ½ stories.

Transitions. It is intended that the Townhouse Building Type will occur along the south side of Christine Street (which is the boundary of the Urban Village FB District), in order to provide an appropriate transition to possibly lower density residential buildings to the south.

Urban Village

General Boundaries. The Urban Village FB District is bounded by Lakeview Parkway to the north; President George Bush Turnpike to the east; Main Street, Llano Street and Christine Street to the south; Herfurth Park to the south and east; and Rowlett Road to the west. (See Regulating Plan.)

Building Types. All Urban Village Building Types in the Form Based Code are allowed in this District.

Building Height. The maximum building height will be 7 stories. The minimum building height will be 2 stories. One-story buildings may be allowed under certain conditions, but will require approval of a Minor Warrant.

Land Use. The following additional land uses will be allowed:

1. Financial institutions, coffee shops and restaurants with drive-thrus adjacent and fronting on Lakeview Parkway. Provided that –
 - a. All drive thru access (driveways) shall be from the Browsing Lane/Slip Road along Lakeview Parkway.
 - b. Drive thru lanes and/or canopies shall not have frontage along or be located along any internal, pedestrian oriented streets.
 - c. Drive thru areas shall be screened by a 4 foot high street screen.
 - d. At least 50% of the building façade along the Browsing Lane/Slip Road must be located within the Build-to-Zone unless set back to create a public plaza, pocket park or patio.

Transitions. North of Llano Street, there is a 100-foot wide Transition Zone in the Urban Village FB District where buildings cannot exceed 2 ½ stories in height (the height of the adjacent residential district) and will be setback at least 50-feet from the property line.

The transition between the Urban Village and New Neighborhood FB Districts will be accommodated along Christine Street, within the New Neighborhood FB District, through the development of Townhomes.

Streets. The street system is intended to facilitate circulation for pedestrians, bicycles, vehicles and emergency services. As redevelopment occurs north of the DART rail line, existing large blocks will be reconfigured into smaller blocks more suited for non-industrial uses. The designation of alleys provides guidance for service as blocks redevelop over the long term.

Flex Space. Flex Space is required along Main Street, portions of Martin Drive, and facing Open Space. Any allowed use in the Urban Village FB District is permitted in the Flex Space.

Open Space. Downtown is planned to contain Open Space throughout to provide important foci for urban neighborhoods. All of these areas will be connected with shaded sidewalks and trails.

Landmarks. Several locations at entries into Downtown and on sites in line with terminated street vistas provide opportunities for landmark features on buildings such as increased height, changes of building form and changes of roof lines (See the Regulating Plan and Form Based Code). These locations will help to provide interest and identity within Downtown to the benefit of all property owners.

Browsing Lane. A Browsing Lane (interconnected 2-way drive with head-in angled parking on both sides) is identified for properties north of the DART rail line and adjacent to Rowlett Road, Lakeview Parkway and President George Bush Turnpike. This extends the existing dominant pattern of parking adjacent to

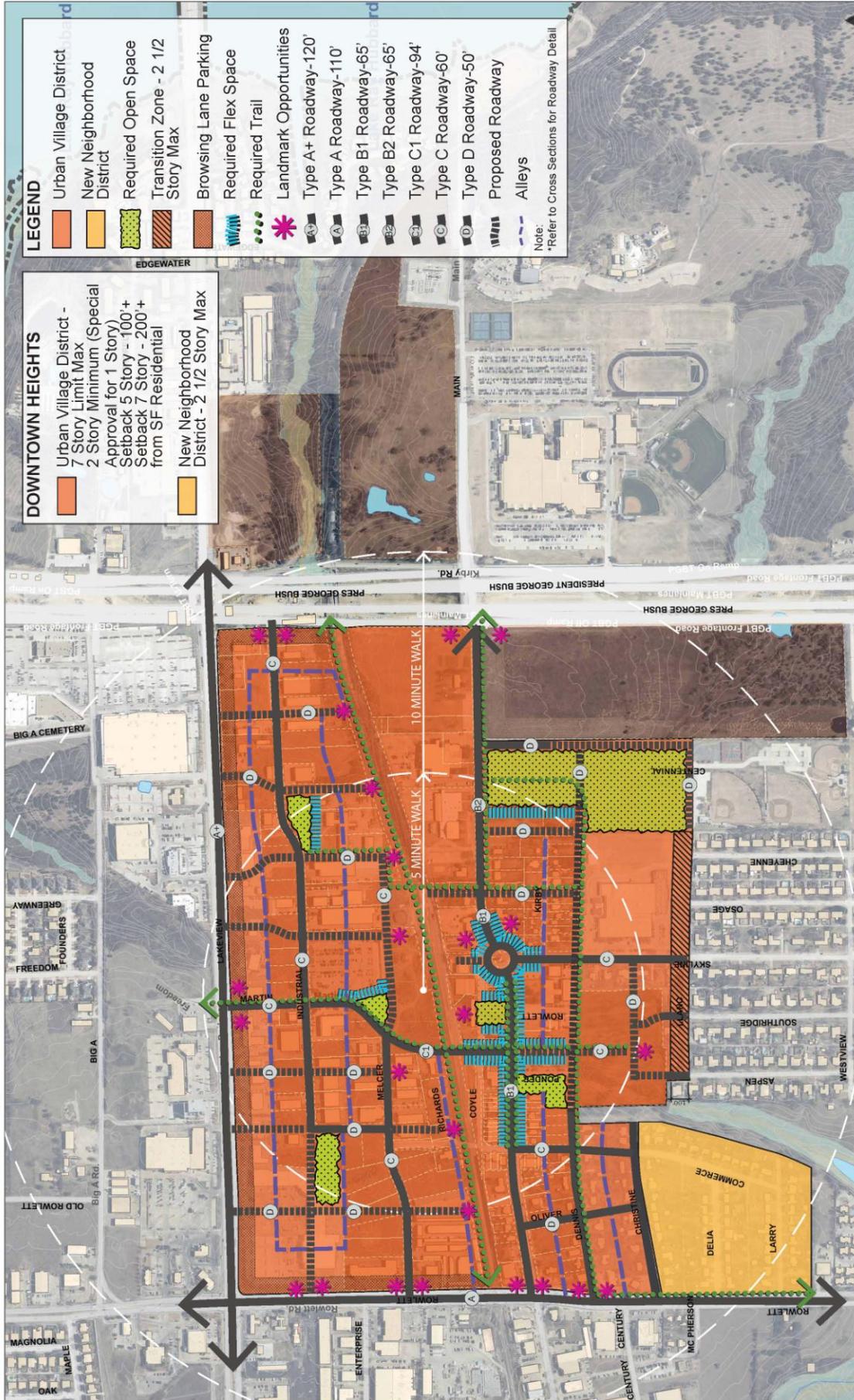
the major roadways and facilitates circulation and access to businesses along such high traffic limited access roadways. The intent is that vehicles can easily enter these lanes from major roadways and drive slowly but continuously along those corridors to access businesses.

Landscaping along the portion of the Browsing Lane immediately adjacent to President George Bush Turnpike will be evaluated on a case by case basis. This is due to the fact that adequate landscape buffering will need to be provided along the private property line to shade the trail as proposed on the City's Trails Master Plan. The trail is delineated along the right-of-way of President George Bush Turnpike.

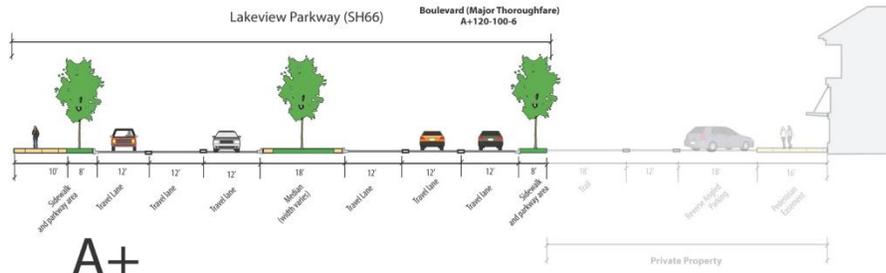
Attachments:

1. Regulating Plan
2. Street Cross Sections

Downtown (E4) - Regulating Plan

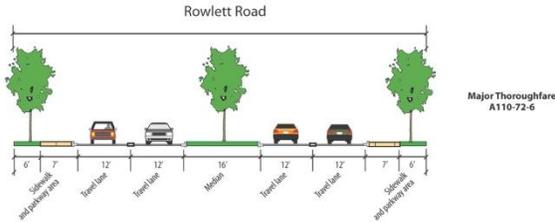


Downtown (E4) - Cross Sections

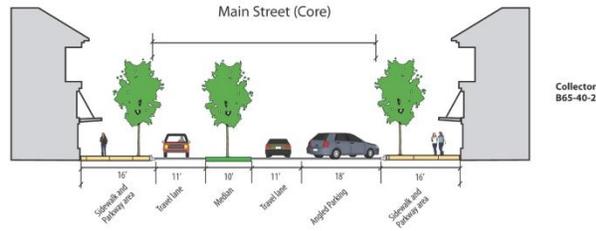


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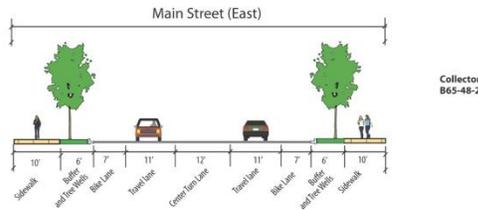
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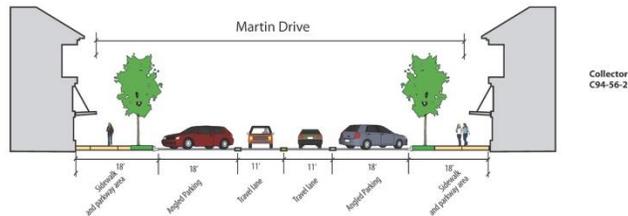
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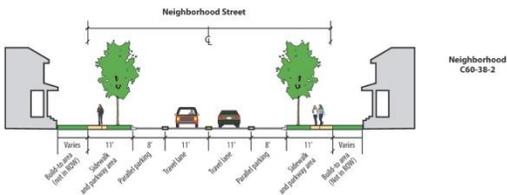
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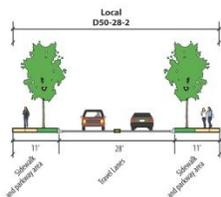
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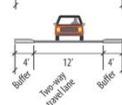
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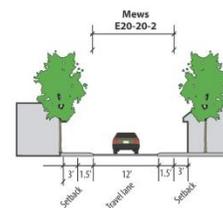
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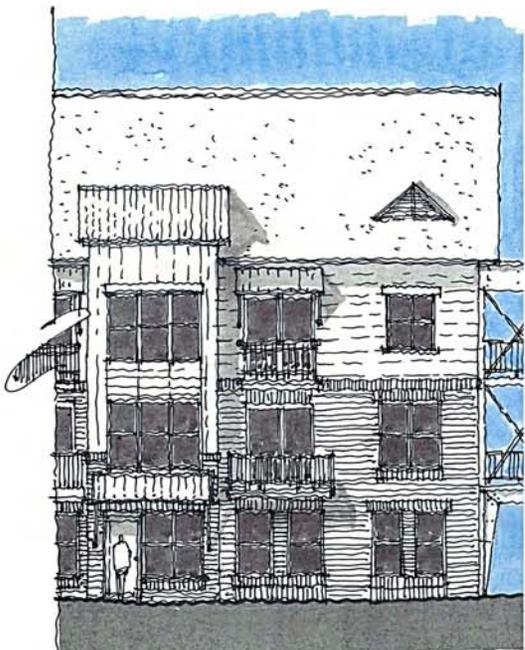


MEWS E20-12-1

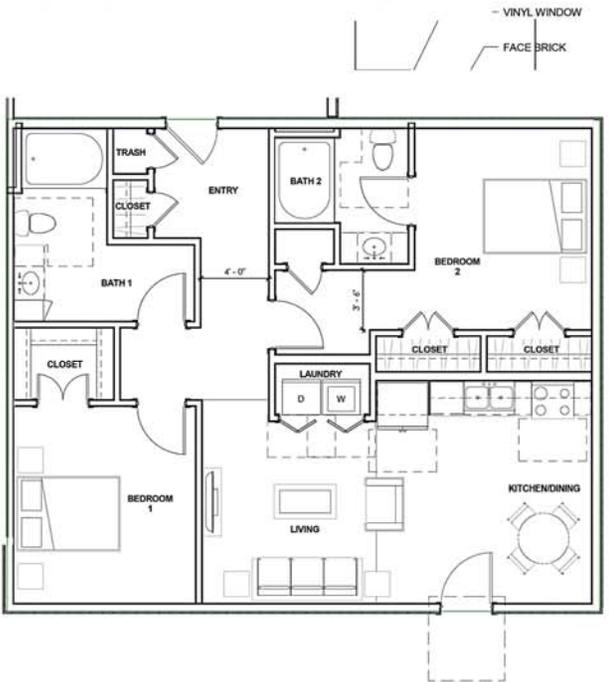


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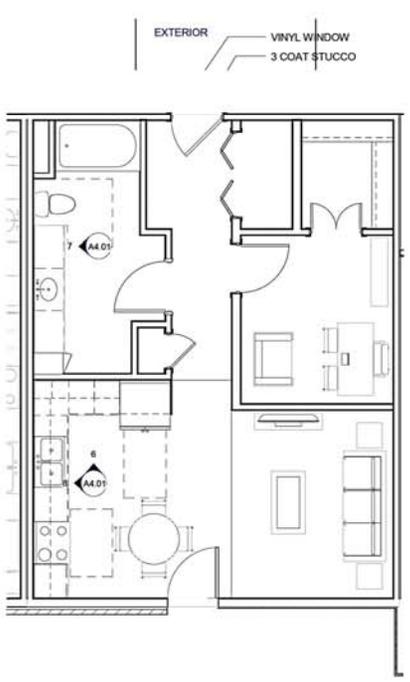




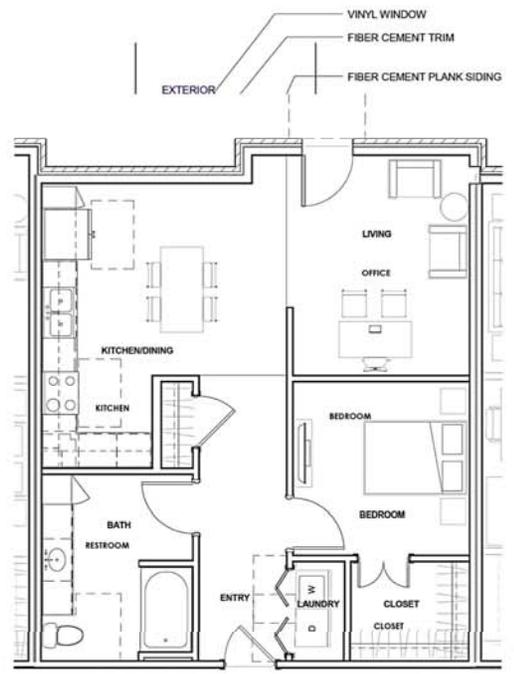
8 TYPICAL BUILDING SECTION
Scale: 1/8" = 1'-0"



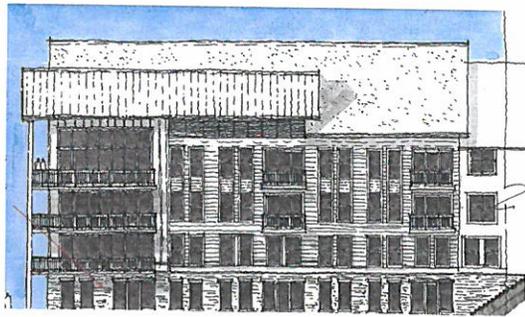
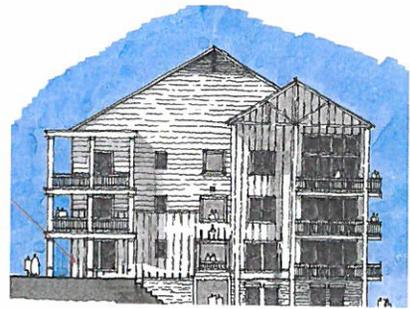
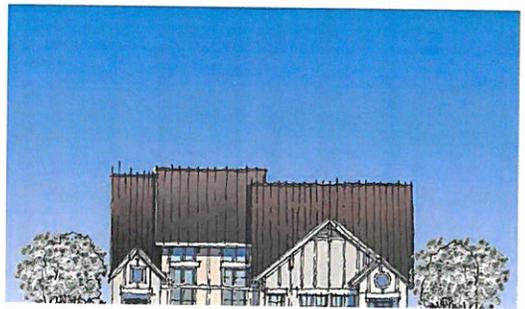
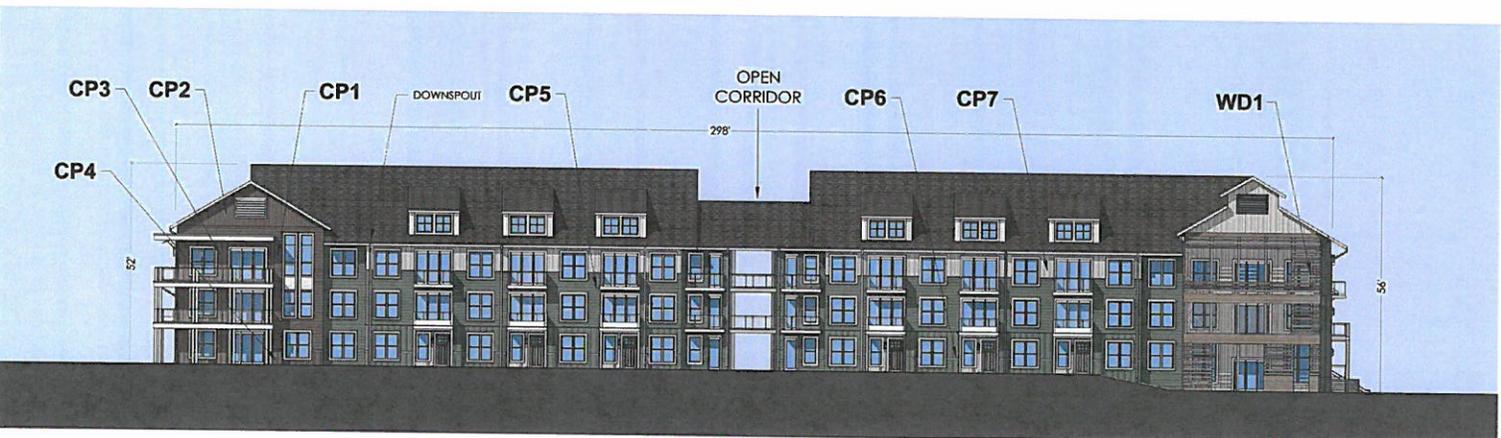
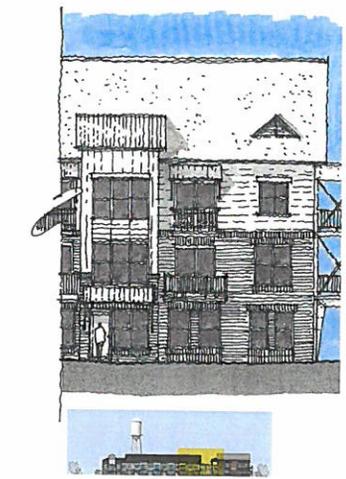
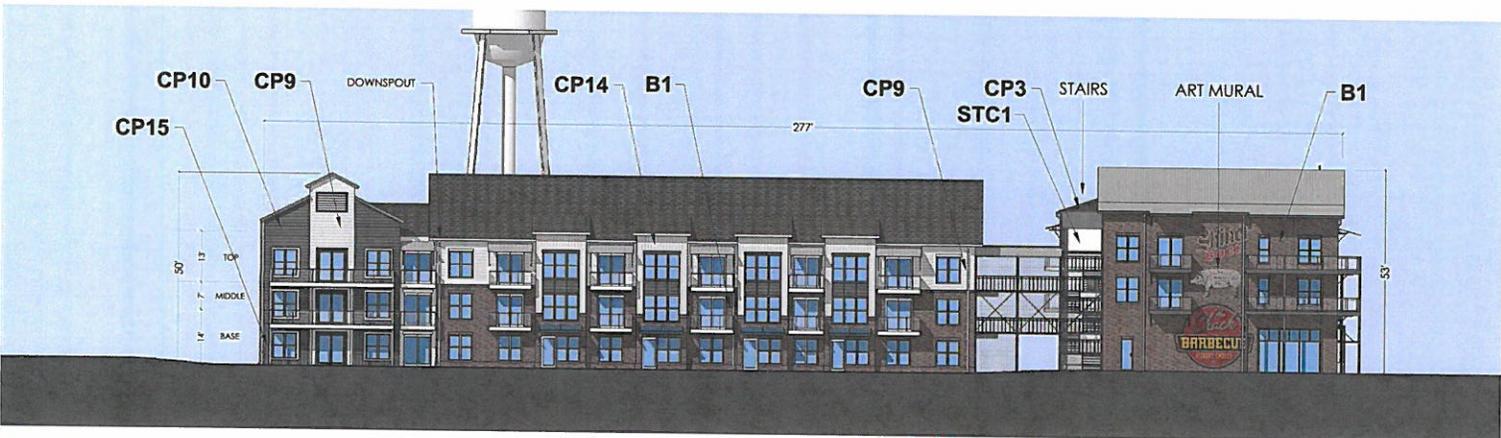
4 UNIT B 35G
Scale: 1/4" = 1'-0"



2 UNIT A 22G
Scale: 1/4" = 1'-0"

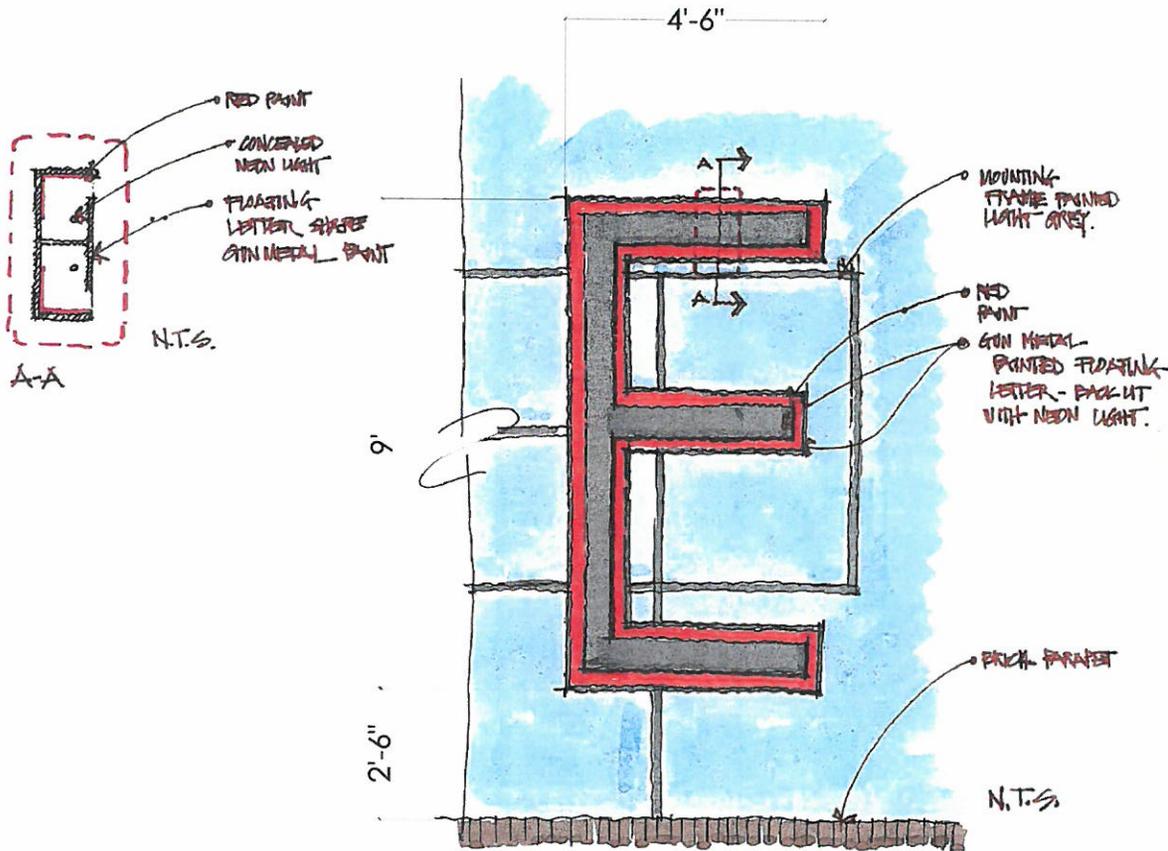


3 UNIT A 26G
Scale: 1/4" = 1'-0"



Structural

Mechanical, Electrical



VILLAGE OF ROWLETT
MAIN ST ROWLETT TX



191 PEACHTREE ST
SUITE 400
ATLANTA, GA
30302

CATALYT
URBAN DEVELOPMENT
CATALYT URBAN DEVELOPMENT
7001 PRESTON ROAD, FIFTH FLOOR
75205

No.	Description
1	WARRANT ISSUE

"Not for regulatory permitting construction"



2/26/15
WDG Architecture Proj
© 2015

BUILDING ELEVATION & SIGNAGE

NOT TO SCALE

A7.0'



- NOTES
- All dimensions and percentages are approximate and may be modified slightly as the project develops.
 - Vegetation shown for illustration purposes only. Refer to landscape.
 - Any/all signage is subject to final approval under separate application/permit by the Chief Building Official or designee.

LOT 1, BLOCK 10, VILLAGE OF ROWLETT PLANNING



Development Services
Department/Planning Division

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for Major Warrants
LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as 11.54 ± acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a mixed-use master planned development: lighting standards, residential building types, ceiling height requirements, flex-space at grade, building materials, stairwell treatment, and continuous building frontage.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: It will improve downtown Rowlett, I have lived in Rowlett all my life. I am for it if they buy my home and get enough money to pay my mortgage & get money for another home.

SIGNATURE: Eustasio de Leon
ADDRESS: 3802 Dennis St. Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 21st day of April, 2015 both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

If you have any questions concerning this request, please contact:
 Phone 972-463-3904
 FAX 972-412-6228
 dacevedo@rowlett.com

RETURN by Mail
 City of Rowlett Planning Division
 3901 Main Street
 Rowlett, TX 75088



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for Major Warrants

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A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a mixed-use master planned development: lighting standards, residential building types, ceiling height requirements, flex-space at grade, building materials, stairwell treatment, and continuous building frontage.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
[X] I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

I AM very opposed to everything planned for this piece of property. I believe it will de-value my home. Who wants a home with apartments adjoining it. I think you are building too much on a small piece of property. BAD Development! BAD Idea!

SIGNATURE:

ADDRESS:

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Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, March 18th, 2015 to be included in the Planning and Zoning Commission packet and April 15th to be included in the City Council packet. Responses received by March 18th will also be forwarded to City Council. Responses received after April 15th shall not be counted in the record of response. The protest shall object to the Major Warrant(s), contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact:

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Development Services
Department/Planning Division

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EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a mixed-use master planned development: lighting standards, residential building types, ceiling height requirements, flex-space at grade, building materials, stairwell treatment, and continuous building frontage.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I WOULD HAVE TO MOVE. AND ON SOCIAL SECURITY I COULD NOT PAY ANOTHER HOUSE IF YOU GIVE ME ENOUGH MONEY BUY A HOUSE OR GIVE ANOTHER HOUSE WE DON'T NEED ALL THE THINGS THEY WANT TO BUY ALL BUSINESS THEY ON MAIN ST. DONT DO GOOD. THE FLOWER SHOP BUILT WAS THE ONLY ONE THAT DID GOOD. AND IS GONE TOO.

SIGNATURE: Esthu Garza

ADDRESS: 3806 DENNIS P.O. BOX 45 Rowlett, TX 75030

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 21st day of April, 2015 both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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dacevedo@rowlett.com

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City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088

TOWNSCAPE, Inc.
Town Planning and Urban Design

Memo

743 WILL RICE AVENUE
IRVING, TX 75039

Townscape.com

To: Marc Kurbansade, Director of Development Services
From: Arti Harchekar, AICP, CNU-A
Date: 20 March 2015
Re: Urban Design Officer Review of Village Rowlett
Major Warrant Package – Downtown UV-FB

Urban Design Officer Review

Per your request, I have reviewed the proposed Major Warrant package. Due to the fact that many of the deviations are interrelated, the proposal appears to be in conflict with the Vision for the Downtown District as set out in the Comprehensive Plan and consequently, the Form Based Code's intent and standards for the Urban Village FB District.

There are some unique circumstances with this property:

- It is at the heart of Downtown Rowlett, and will establish the image and development pattern in the Urban Village area as a catalyst project.

The Major Warrants are organized below in the following categories (a) critical items that should be looked upon unfavorably, (b) items that could be looked upon favorably provided that certain conditions were met, and (c) items that should be looked upon favorably. As a point of clarification, Minor Warrants should be considered for justified deviations to the standard based on a unique condition. The deviations are not to be used everywhere. When a standard is deviated to such an extent that it effects the entire development, then it should be handled as a Major Warrant.

(a) The following Major Warrants are critical items that should be looked upon unfavorably:

1. **Building Materials** – As proposed, the majority of the building fabric is to be constructed with cementitious fiberboard. To a great extent, the impression of the proposed product is of a more “temporary” development than that intended for the Urban Village FB District. A higher percentage of masonry should be incorporated into well-articulated buildings to result in a perceived building fabric that will stand the test of time. The image of this development is critical for the heart of Downtown. Once developed, these buildings should look like they have been here and will be here for the long-term. As such, these buildings are setting the stage for the building fabric in Downtown. It is not intended that cementitious fiberboard be used in such a high allocation on multi-story buildings and large projects. (See Attachment A)
2. **Mixture of Units and Flex Space At-Grade** - We are in general agreement that the ground floor units along Rowlett Street and Ponder Street within Building A should be of a

different character than Main Street due to market conditions. As proposed, these units are to be “live-work” units. The floor plans and ceiling heights of these units are not truly delivering live-work units or flex space at-grade. The floor plan being depicted is of an apartment unit. Home offices are allowed in all units, but that does not make it a live-work unit. Live-work units need to be able to evolve into commercial space, which is also a requirement for flex space at-grade. Based on the experience of many architects and developers that deliver this product, it is important to incorporate certain critical elements in order to prevent these units from staying residential in the long-term. The main way to achieve this is to have an open floor plan with private functions in the rear of the unit, or above, a well-articulated frontage along the street, and commercial ceiling heights. If executed correctly, these units could be an important added economic benefit to Downtown. In the long-term, 10-foot clear ceiling heights are sub-standard for accommodating future commercial functions, and in fact, 16-14-foot clear ceiling height is generally the industry standard for commercial development.

3. **Exposed Stairs, Open Corridors and Entrance Gates** – As proposed, the Applicant has done a better job with some of the treatment of exposed stairs, open corridors and entrance gates, however the high level of this treatment remains an issue in conjunction with the building materials. Exposed stairwells adjacent to the public realm reflect a sub-standard quality. It is intended that the building fabric be of a high quality and built to last beyond one building cycle. And further, that the fabric is constructed to visually depict such permanence and quality within the District. Building floor plans should be laid out to have interface with the public realm in order to encourage a safe and comfortable walkable environment. Moreover, the use of an exposed stairwell as a celebrated architectural element is contrary to the intent of a terminated vista.
4. **Use of Residential Units (Bungalow Entry Grade Treatment)** - Based on the language of the requested Warrant package and previous discussions with the Applicant, there is a desire to deviate from elevating the entry grade of the Bungalow buildings by utilizing the New Neighborhood dropped beam intent for this detached residential product. This deviation has direct effects on long-term value and durability. Based on our experience, old, inadequately constructed neighborhoods tend to build the slab of homes at about 6” to 1’ above the surrounding grade level. The issue arises over time when soil is shifted due to yard maintenance, and other things, and brings the water line too close to the structure and framing. Over time, negative drainage begins to occur. And further, soil and dust accrues at the base of the foundation over the years. As such, it is really important that floor plates constructed too close to the existing grade are avoided. We can offer flexibility to this requirement if there is a constraint due to topography or if the Applicant is finishing

out the interior of the units to be handicapped accessible, but we recommend support in elimination of this requirement for such units.

5. **Residential At-Grade Treatment (Rowhouses)** - In the Development Plan these units are shown located above the sidewalk elevation providing direct access to the sidewalk with a stoop and patio. The language in the warrant package reflects something different than the Development Plan, which is inappropriate for this building type. Townhomes are an attached single-family rental or owner-occupied building type. Based on the Urban Village build-to-zone intent, the separation of this building type from the sidewalk with a stoop and patio is important for residential privacy.
- (b) The following Major Warrants are items that could be looked upon favorably provided that certain conditions are met.
1. **Use of Residential Units (Bungalow Non-Repeat Facade Treatment)** – As proposed the Applicant has done a better job with articulating the facades of the Bungalow units so as not to repeat facades in a close proximity and incorporating porches on 20% of the units. Overall, building materials remain an issue.
 2. **Continuous building frontage (Bungalow Shed Parking Structures)** – Due to the unique configuration of the bungalow courts, appropriately detailed shed parking structures could be a feature that contributes to the streetscape. Particularly, since Dennis and Christine Streets function more like secondary streets. Overall, building materials remain an issue. Further refinement should be conducted through the Development Plan process with Staff and the UDO.
- (c) The following Major Warrants should be looked upon favorably:
1. **Lighting** – Based on the needed improvement for current lighting on Main Street and within Downtown, for this specific site we would support Staff's research and request for a minimum 2 foot-candle average lighting level along sidewalks and trails adjacent to Retail and Flex Space At-Grade and a minimum 1 foot-candle average lighting level along sidewalks and trails adjacent to Residential. The average lighting levels are to be achieved by pedestrian level lighting only. For Rowlett, the average lighting level along sidewalks and trails, without intruding on upper floor residential units, is of utmost importance in achieving the intent of the FBC. This can best be achieved by establishing a minimum average lighting level, and maximum 12-foot pole height (excluding light fixture).
 2. **Residential At-Grade Ceiling Heights (10'-0" vs. 12'-0")** – It is intended that buildings that have a mixture of residential, commercial and/or flex at-grade meet the 12' clear ceiling height standard. This is to alleviate some construction cost to the Applicant by

allowing the second floor plate to be all one level. Based on the intent, we can recommend support of the requested ceiling height reduction for buildings that are purely residential units on the ground floor. However, if a building has a mixture of residential, commercial and/or flex at-grade, then we cannot recommend support.

3. **Roof Sign** – The proposed roof sign makes a positive contribution to the district by providing an identifiable element to the Downtown District and is unique and special to this project. The size of the sign is reasonable in this allocation due to the fact that it does not directly impact the public realm.
4. **Continuous Building Frontage (Leasing Building)** – Due to the fact that the Applicant is providing an attractive outdoor patio area with shade, outdoor seating and a vine covered trellis, a further reduction of the required continuous building frontage adjacent to the Leasing Building is reasonable and positively contributes to the streetscape.

In summary, the project's layout has a good framework to facilitate a stimulating urban environment through a network of open space, shaded sidewalks and connectivity. However, we feel as if the interrelated nature of the above-mentioned issues directly impacts the objective of Downtown to provide a perceived high-quality, well-articulated building fabric that will stand the test of time. In an effort to address the issues identified above in an appropriate manner, we would recommend that the Applicant work with Staff and the UDO to:

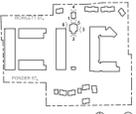
1. Increase the amount of masonry throughout the project;
2. Modify the treatment of flex space at-grade and live-work units within Building A along Rowlett and Ponder Streets;
3. Internalize stairs, open corridors and celebrate communal entrances;
4. Appropriately treat entry grade on Bungalow units;
5. Appropriately treat at-grade entry on Rowhouse units; and
6. Appropriately address continuous building frontage deviations as they relate to the Bungalow unit shed structures.



Arti Harchekar, AICP, CNU-A
TOWNSCAPE, Inc.

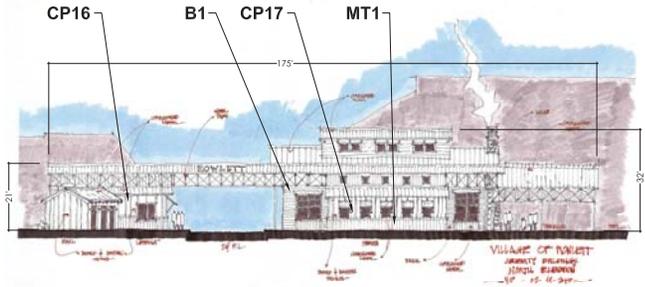
No.	Description	Date
1	WORK AND ISSUE	10/16

"Not for regulatory approval, permitting, or construction"



202415
WDG Architecture Project No. DA-14012
02.2025

BUILDING ELEVATIONS & SIGNAGE
SCALE: 1/8" = 1'-0"



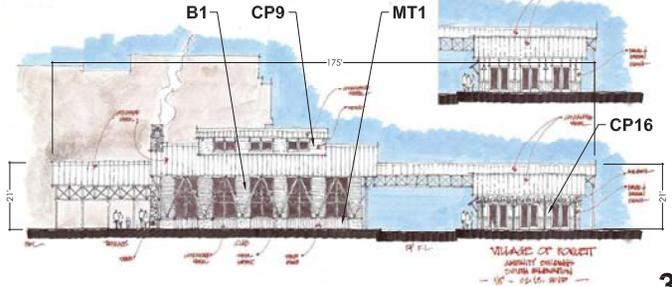
6

AMENITY BUILDINGS - NORTH [FACADE TYPE B]

CP16 - GREEN VERTICAL BOARD-AND-BATTEN - 20%
CP17 - RED VERTICAL BOARD-AND-BATTEN - 25%

B1 - DARK RED BRICK - 40%

MT1 - CORRUGATED METAL - 15%



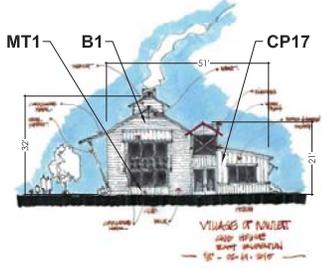
3

AMENITY BUILDINGS - SOUTH [FACADE TYPE B]

CP9 - LIGHT GRAY HORIZONTAL CLAPBOARD (SMALL) - 15%
CP16 - GREEN VERTICAL BOARD-AND-BATTEN - 20%

B1 - DARK RED BRICK - 50%

MT1 - CORRUGATED METAL - 15%



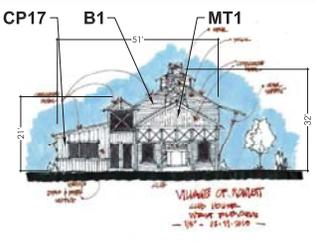
5

CLUBHOUSE - EAST [FACADE TYPE A]

CP17 - RED VERTICAL BOARD-AND-BATTEN - 20%

B1 - DARK RED BRICK - 70%

MT1 - CORRUGATED METAL - 10%



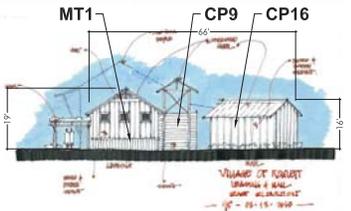
2

CLUBHOUSE - WEST [FACADE TYPE B]

CP17 - RED VERTICAL BOARD-AND-BATTEN - 20%

B1 - DARK RED BRICK - 60%

MT1 - CORRUGATED METAL - 20%

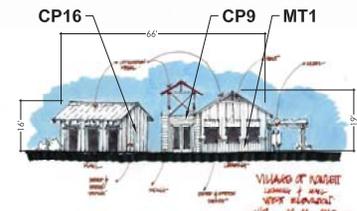


4

LEASING & MAIL - EAST [FACADE TYPE B]

CP9 - LIGHT GRAY HORIZONTAL CLAPBOARD (SMALL) - 65%
CP16 - GREEN VERTICAL BOARD-AND-BATTEN - 20%

MT1 - CORRUGATED METAL - 15%



1

LEASING & MAIL - WEST [FACADE TYPE A]

CP9 - LIGHT GRAY HORIZONTAL CLAPBOARD (SMALL) - 20%
CP16 - GREEN VERTICAL BOARD-AND-BATTEN - 15%

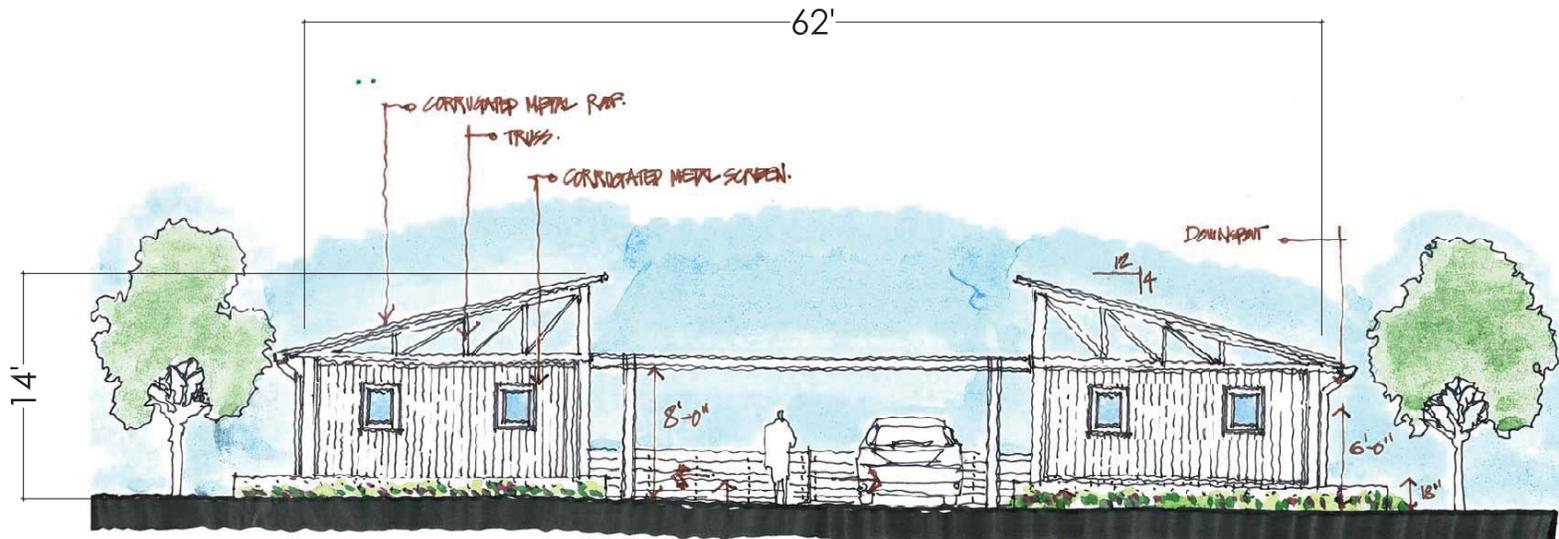
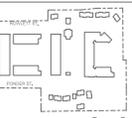
MT1 - CORRUGATED METAL - 65%

NOTES
- All dimensions and percentages are approximate and may be modified slightly as the project develops.
- Vegetation shown for illustration purposes only. Refer to landscape.
- Any/all signage is subject to final approval under separate application/permit by the Chief Building Official or designee.

LOT 1, BLOCK A OF THE VILLAGE OF ROWLETT ADDITION

No.	Description	Date
1	WARRANT ISSUE	2/9/19

"Not for regulatory approval, permitting, or construction"



CITY OF ROWLETT.
 CONCEPT - 244.
 N.T.S. - 02.10.2015
 - FRONT ELEVATION -

WOOD PLANK
 SLIDING GATE DOOR

STONE POINT WALL

- NOTES
- All dimensions and percentages are approximate and may be modified slightly as the project develops.
 - Vegetation shown for illustration purposes only. Refer to landscape.
 - Any/all signage is subject to final approval under separate application/permit by the Chief Building Official or designee.



City of Rowlett

Staff Report

Planning & Zoning Commission

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

AGENDA DATE: 03/24/2015

AGENDA ITEM: C2

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and take action on a Preliminary Replat for the Village of Rowlett, located at 3900 and 3908 Main Street, further described as being 11.54 +/- acres of land situated in the William Crabtree Survey, Abstract No. 347, being a portion of Lot 1 and all of Lot 2, Block A, Municipal Complex Addition, being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, Deed Records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, Municipal Complex Addition, City of Rowlett, Dallas County, TX (PP15-771).

STAFF REPRESENTATIVE

Daniel Acevedo, Urban Designer

SUMMARY

The Village of Rowlett project will introduce a range of urban densities within various modern housing concepts, local retail and commercial destinations and, high quality pedestrian amenities. The Integral/Catalyst team has been working closely with City Staff to develop the project that is in keeping with the principles of the City's Form Based Code (FBC).

The preliminary plat is one of the first steps in the development process and provides an overview of the utility and street layout for the site in it's entirety. Later in the development process, the final plat associated with this site will be required to be in conformance with the approved preliminary plat. The proposed replat will create one 11.547-acre lot (Attachment 1 – Preliminary Replat) for the Village of Rowlett project.

BACKGROUND INFORMATION

The Village of Rowlett project (Attachment 2- Location Map) is 11.547 acres located within the Downtown Urban Village FBC District that was rezoned on November 6, 2012, as part of the Realize Rowlett 2020 Phase II Initiative. The preliminary replat is the first step in the development process. Subsequently, the applicant will be required to obtain approval of the development plans (site, landscape, tree survey and façade plans), civil engineering plans, a final replat, and building plans prior to receiving a building permit. The final replat will be brought before the Commission for consideration and approval.

DISCUSSION

Section 77-806.C.2(d)(1) of the Rowlett Development Code (RDC) states,

“Approval of a preliminary plat shall be deemed an expression of approval of the layouts submitted on the preliminary plat as a guide for the future installation of streets, water, sewer, and other required improvements and utilities and as a guide to the preparation of the final plat. Except as provided for in this section, approval of the preliminary plat shall constitute conditional approval of the final plat when all conditions of approval noted as provided in this section have been met.”

It is important to note that Section 77-806.C.2(d)(2) of the RDC additionally states,

“No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the final plat by the planning and zoning commission and the construction plans by the director of public works and/or director of utilities. The subdivider, at its sole and exclusive risk, may undertake certain ground excavations for grading and drainage purposes, install underground utilities, and install drainage, if the proper permits and approvals for such works are issued by the director of public works.”

Section 77-806.C.6 of the RDC further states,

“The Planning and Zoning Commission may approve a preliminary or final plat only if it finds that the plat:

- (a) Conforms to Chapter 77-600, Subdivision and land development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;
- (d) Provides for the efficient movement of vehicular and pedestrian traffic;
- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the fire marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the comprehensive plan and the city council.”

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal's Office have reviewed the preliminary replat for compliance with the Rowlett Development Code and the applicable sections of the Form Based Code. Staff recommends approval of this request as it meets the requirements set forth in both codes.

Public Notice

On March 9, 2015, a total of 49 notices were mailed to property owners within 200 feet and a total of 135 courtesy notices were mailed to property owners within 500 feet. As of March 20, 2015, two public notices were received in opposition of the request while none were received in favor (Attachment 3 – 200-ft Public Notice Responses). One response from the 500-ft courtesy notices was received in favor of the request while none were received in opposition (Attachment 4 – 500-ft Courtesy Notice Responses).

A Legal Notice was published in the Rowlett Lakeshore Times on March 12, 2015, pursuant to the requirements set forth in the Rowlett Development Code. .

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission approve the proposed preliminary replat.

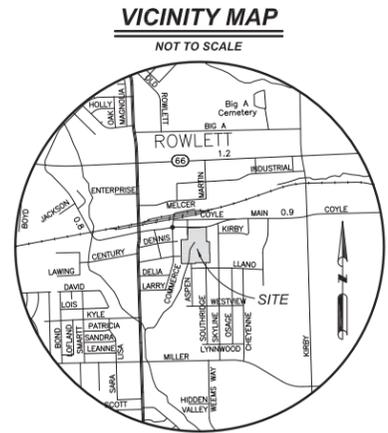
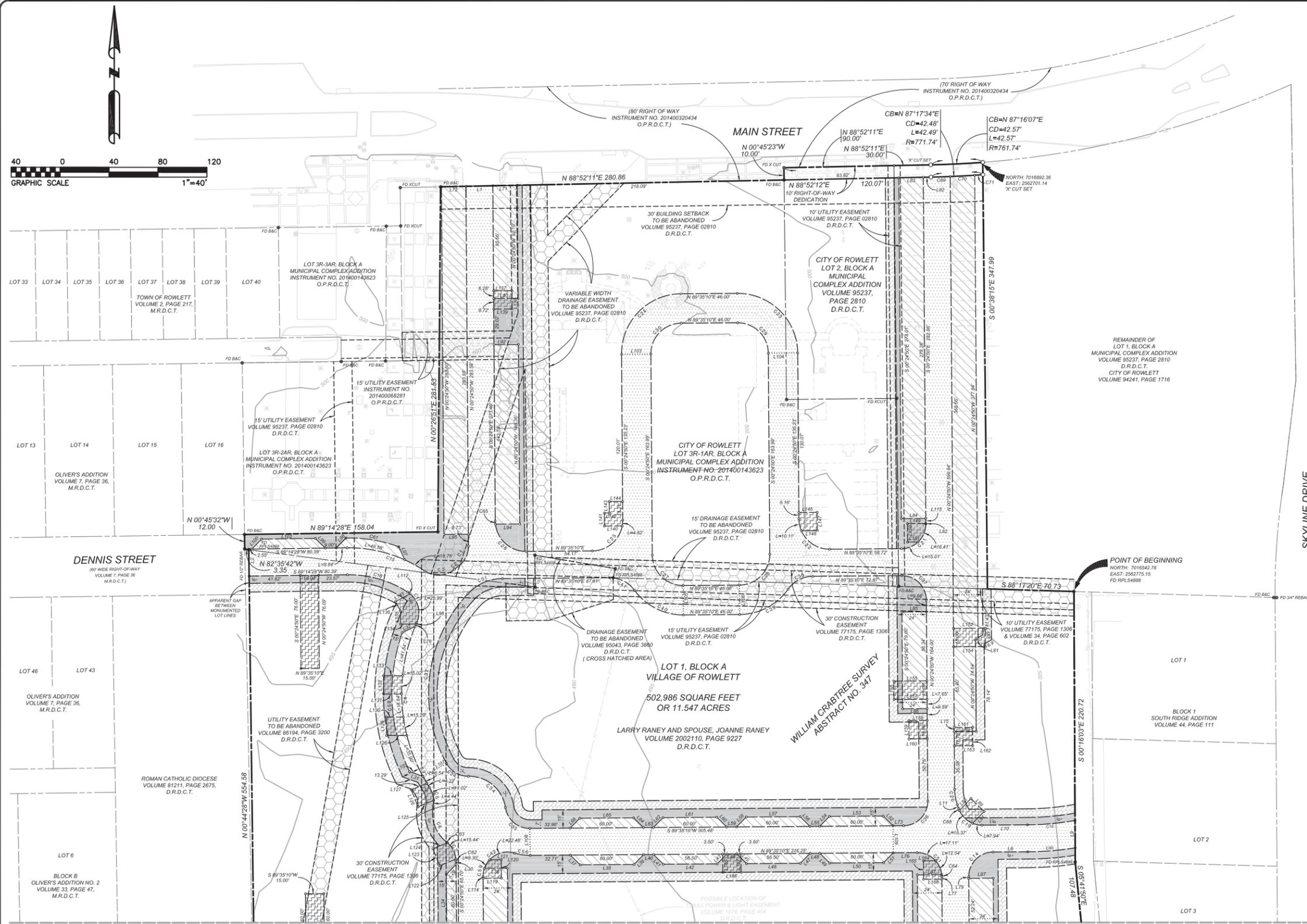
ATTACHMENTS

Attachment 1 – Proposed Preliminary Replat

Attachment 2 – Location Map

Attachment 3 – 200-ft Public Notices Responses

Attachment 4 – 500-ft Courtesy Notice Responses



LEGEND

- SET CONTROL POINT
- SET 1/2" REBAR WITH 1/2" ALUMINUM CAP UNLESS NOTED OTHERWISE
- DIMENSION POINT, NOTHING SET OR FOUND
- L=XXX.XX' ARC LENGTH
- FD B&C FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "BROTHERMAN & CRAWFORD"
- FD RPLS 4888 FOUND 1/2" REBAR WITH RED PLASTIC CAP STAMPED "RPLS 4888"
- FOUND MONUMENT AS DESCRIBED
- FOUND
- ELECTRIC METER
- STREET LIGHT
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- PULLBOX
- TELEPHONE MANHOLE
- TELEPHONE RISER
- TRANSFORMER
- GAS METER
- GAS MARKER
- GUARD POST
- MAIL BOX
- SIGN
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- GRATE INLET
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- HOSE BIB
- WATER MANHOLE
- WATER METER
- WATER VALVE
- FLAG POLE
- WATER LINE
- STORM DRAIN
- SD
- SS
- SANITARY SEWER
- CORRUGATED PLASTIC PIPE
- PVC PIPE
- RCP
- CMF
- OVERHEAD UTILITY LINES
- GUY ANCHOR
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- YELLOW PAINT MARKS
- RED PAINT MARKS
- ORANGE PAINT MARKS
- -488- BASE FLOOD ELEVATION LINE

SKYLINE DRIVE
(50' RIGHT-OF-WAY
VOLUME 44, PAGE 111
M.R.D.C.T.)

**VILLAGE OF ROWLETT
PRELIMINARY PLAT
LOT 1, BLOCK A WITH REPLATS OF LOT 3R-1AR,
BLOCK A, MUNICIPAL COMPLEX ADDITION, A
PORTION OF LOT 1, BLOCK A, AND LOT 2, BLOCK A,
MUNICIPAL COMPLEX ADDITION
SITUATED IN THE WILLIAM CRABTREE SURVEY,
ABSTRACT NO. 347
CITY OF ROWLETT, DALLAS COUNTY, TEXAS**

ENGINEER
CROSS ENGINEERING CONSULTANTS, INC.
131 SOUTH TENNESSEE STREET
McKINNEY, TEXAS 75069
PHONE: 972-562-4409

DEVELOPER
CATALYST URBAN DEVELOPMENT
25 HIGHLAND PARK VILLAGE
DALLAS, TEXAS 75205
PHONE: 214-796-6063

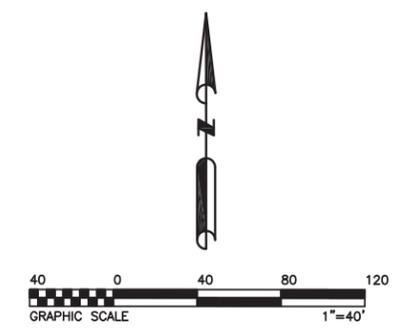
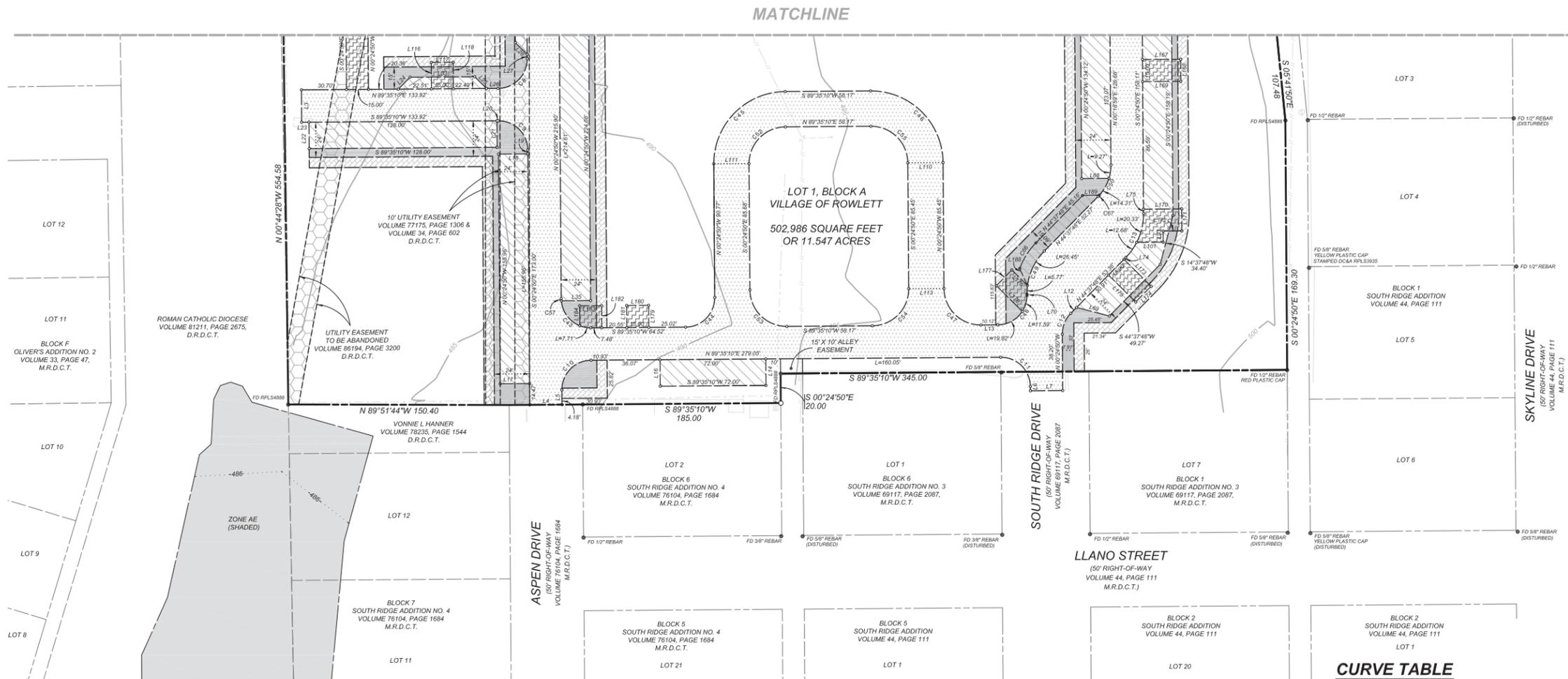
OWNER
CITY OF ROWLETT
4000 MAIN STREET
ROWLETT, TEXAS 75088-5077
PHONE: 972-412-6100

CITY OF ROWLETT CONDITIONS
THE PRELIMINARY PLAT CONDITIONS LISTED BELOW WERE SET FORTH IN AN EMAIL FROM ERIN JONES WITH THE CITY OF ROWLETT ON MARCH 18, 2015.
1. THE EASEMENTS NOTED AS "TO BE ABANDONED" WILL BE VERIFIED TO HAVE NO UTILITIES PRIOR TO THE FINAL PLAT APPROVAL.
2. A FLOOD STUDY WILL BE REQUIRED PRIOR TO FINAL PLAT. BASED ON THE CONTOURS IT IS ANTICIPATED THAT IT COULD AFFECT ASSOCIATED PLANS INCLUDING THE ELEVATIONS OF BUILDINGS, STREET ALIGNMENT AND THE AMOUNT OF DEVELOPABLE AREA.

FEMA NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 4813C0240-K, EFFECTIVE DATE JULY 7, 2014, THE SUBJECT PROPERTY (SEE LEGAL DESCRIPTION SHOWN HEREON) APPEARS TO LIE WITHIN ZONE X (NOT SHADED ON FIRM MAP), DEFINED THEREIN AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN." THE ABOVE INFORMATION WAS DERIVED FROM FEMA'S WEB SITE. THE REFERENCED FLOOD INSURANCE RATE MAP WAS THE CURRENT MAP AVAILABLE ON SAID WEB SITE DURING THE RESEARCH PHASE OF THIS SURVEY. MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR CURRENT STATUS OF SAID MAPS.
(ADDITIONAL DRAINAGE AND FLOOD STUDY MAY BE REQUIRED BY THE CITY OF ROWLETT)

Date:	REVISIONS/SUBMITTALS	By:
03/16/2015	MARCH 12, 2015 COMMENTS	OP
03/19/2015	NOTES PER ERIN JONES	MC

DATE:	JOB NO.:	DRAWN BY:	CHECKED BY:
02/24/2015	14088	MWC	MLL
MARSHALL LANCASTER & ASSOCIATES, INC. CONSULTING LAND SURVEYORS commercial, retail and industrial construction surveying - land title surveys - topography - subdivision planning			
1864 North Norwood Drive, Suite E, Hurst, TX 76054 metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com firm #10045100			
SCALE: 1"=40'			
SHEET NO.			1 OF 2



LINE TABLE

Table with columns for COURSE, BEARING, and DISTANCE, listing various survey points and bearings.

CURVE TABLE

Table with columns for Curve, Radius, Tangent, Length, Delta, Degree, Chord, and Chord Bear., listing curve data for various points.

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE WILLIAM CRABTREE SURVEY, ABSTRACT NO. 347, BEING A PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK A, AS SHOWN ON FINAL PLAT OF THE MUNICIPAL COMPLEX ADDITION, RECORDED IN VOLUME 9237, PAGE 2910, PLAT RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO LARRY RANEY AND SPOUSE, JOANNE RANEY, RECORDED IN VOLUME 200210, PAGE 9227, DEED RECORDS, DALLAS COUNTY, TEXAS, AND ALSO BEING ALL OF LOT 3R-1AR, BLOCK A, AS SHOWN ON AMENDING PLAT OF LOT 3R-1AR, 3R-2AR, & 3R-3AR, BLOCK A, MUNICIPAL COMPLEX ADDITION, RECORDED IN INSTRUMENT NO. 20140019623, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH RED PLASTIC CAP STAMPED "RPLS 4888" FOUND AT THE NORTHWEST CORNER OF SOUTH RIDGE ADDITION, RECORDED IN VOLUME 44, PAGE 111, MAP RECORDS, DALLAS COUNTY, TEXAS; THENCE ALONG THE WEST LINE OF SAID SOUTH RIDGE ADDITION THE FOLLOWING THREE COURSES: 1. SOUTH 00 DEGREES 16 MINUTES 03 SECONDS EAST A DISTANCE OF 220.72 FEET TO A 1/2 INCH REBAR WITH RED PLASTIC CAP STAMPED "RPLS 4888" FOUND; 2. SOUTH 05 DEGREES 41 MINUTES 50 SECONDS EAST A DISTANCE OF 107.48 FEET TO A 1/2 INCH REBAR WITH RED PLASTIC CAP STAMPED "RPLS 4888" FOUND; 3. SOUTH 00 DEGREES 24 MINUTES 30 SECONDS EAST A DISTANCE OF 189.30 FEET TO A 1/2 INCH REBAR WITH MARRED RED PLASTIC CAP FOUND AT THE NORTHEAST CORNER OF SOUTH RIDGE ADDITION NO. 3, RECORDED IN VOLUME 69117, PAGE 2087, MAP RECORDS, DALLAS COUNTY, TEXAS; THENCE ALONG THE NORTH LINE OF SAID SOUTH RIDGE ADDITION NO. 3, SOUTH 89 DEGREES 35 MINUTES 10 SECONDS WEST A DISTANCE OF 345.00 FEET TO A 1/2 INCH REBAR WITH RED PLASTIC CAP STAMPED "RPLS 4888" FOUND AT THE NORTHWEST CORNER OF SAID SOUTH RIDGE ADDITION NO. 3; THENCE ALONG THE WEST LINE OF SAID SOUTH RIDGE ADDITION NO. 3, SOUTH 00 DEGREES 24 MINUTES 30 SECONDS EAST A DISTANCE OF 20.00 FEET TO A 1/2 INCH REBAR WITH 1/2 INCH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE NORTHEAST CORNER OF SOUTH RIDGE ADDITION NO. 4, RECORDED IN VOLUME 76104, PAGE 1684, MAP RECORDS, DALLAS COUNTY, TEXAS; THENCE ALONG THE NORTH LINE OF SAID SOUTH RIDGE ADDITION NO. 4, SOUTH 89 DEGREES 35 MINUTES 10 SECONDS WEST A DISTANCE OF 180.00 FEET TO THE NORTHWEST CORNER OF ASPEN DRIVE, A 50 FOOT RIGHT OF WAY, AS SHOWN ON SAID PLAT OF SOUTH RIDGE ADDITION NO. 4; THENCE ALONG THE SOUTH LINE OF SAID RANEY TRACT, NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST A DISTANCE OF 150.40 FEET TO A 1/2 INCH REBAR WITH RED PLASTIC CAP STAMPED "RPLS 4888" FOUND AT THE SOUTHWEST CORNER OF SAID RANEY TRACT; THENCE ALONG THE WEST LINE OF SAID RANEY TRACT NORTH 00 DEGREES 44 MINUTES 28 SECONDS WEST A DISTANCE OF 154.58 FEET TO A 1/2 INCH REBAR WITH RED PLASTIC CAP STAMPED "RPLS 4888" FOUND ON THE SOUTH LINE OF SAID LOT 3R-1AR; THENCE ALONG THE SOUTH LINE OF SAID LOT 3R-1AR, NORTH 82 DEGREES 35 MINUTES 42 SECONDS WEST A DISTANCE OF 3.35 FEET TO A 1/2 INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3R-1AR; THENCE ALONG THE WEST LINE OF SAID LOT 3R-1AR THE FOLLOWING THREE COURSES: 1. NORTH 00 DEGREES 45 MINUTES 32 SECONDS WEST A DISTANCE OF 12.00 FEET TO A 1/2 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "BRITANN & CRAWFORD" FOUND; 2. NORTH 89 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 158.04 FEET TO AN "X" SCRIBED IN CONCRETE FOUND; 3. NORTH 00 DEGREES 26 MINUTES 51 SECONDS EAST A DISTANCE OF 281.53 FEET TO A 1/2 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "BRITANN & CRAWFORD" FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET, AS SHOWN ON INSTRUMENT NO. 2014006281, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; THENCE ALONG THE SOUTH LINE OF SAID MAIN STREET THE FOLLOWING FIVE COURSES: 1. NORTH 88 DEGREES 52 MINUTES 11 SECONDS EAST A DISTANCE OF 280.86 FEET TO A 1/2 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "BRITANN & CRAWFORD"; 2. ALONG THE WEST LINE OF SAID LOT 2, NORTH 00 DEGREES 45 MINUTES 23 SECONDS WEST A DISTANCE OF 10.00 FEET TO AN "X" SCRIBED IN CONCRETE FOUND; 3. NORTH 88 DEGREES 52 MINUTES 11 SECONDS EAST A DISTANCE OF 30.00 FEET; 4. NORTH 88 DEGREES 52 MINUTES 11 SECONDS EAST A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 761.74 FEET; 5. CONTINUING ALONG SAID NORTH LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 12 MINUTES 08 SECONDS, AN ARC LENGTH OF 42.57 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 87 DEGREES 16 MINUTES 07 SECONDS EAST, A DISTANCE OF 42.57 FEET TO A 1/2 INCH REBAR WITH 1/2 INCH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET; THENCE SOUTH 00 DEGREES 38 MINUTES 13 SECONDS EAST A DISTANCE OF 347.99 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 88 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 70.73 FEET TO THE POINT OF BEGINNING, CONTAINING, 502,386 SQUARE FEET OR 11,547 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

- 1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM BASED ON CITY OF ROWLETT GPS CONTROL MONUMENTS. 2. SOURCE BENCHMARK: CITY OF ROWLETT GPS CONTROL MONUMENT DESIGNATED C-1, DESCRIBED AS BERNTSEN TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE CENTERLINE OF MEDIAN OF LAKEVIEW PARKWAY 300 FEET +/- WEST OF THE CENTERLINE OF DENHAM ROAD. IT IS 50 FEET WEST OF THE END OF THE CONCRETE MEDIAN, 5.3 FEET SOUTH OF THE NORTH MEDIAN CURB AND 4.6 FEET NORTH OF THE SOUTH MEDIAN CURB. IT IS ALSO 71 FEET EAST OF A 3 FOOT BY 3 FOOT COLUMN. PUBLISHED NORTHING: 7018886.838 EASTING: 2558989.459 ELEVATION: 485.393 SOURCE BENCHMARK VERIFICATION NO. 1: CITY OF ROWLETT GPS CONTROL MONUMENT DESIGNATED A-2, DESCRIBED AS BERNTSEN TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE CENTERLINE OF MEDIAN OF ROWLETT ROAD NORTH OF OXFORD ROAD, 15.3 FEET NORTH OF MEDIAN CURB. IT IS ALSO LOCATED 5.4 FEET EAST OF THE WEST CURB AND 15.6 FEET WEST OF THE EAST CURB OF ROWLETT ROAD. PUBLISHED NORTHING: 7009487.329 EASTING: 2561097.260 MEASURED ELEVATION: 472.107 SOURCE BENCHMARK VERIFICATION NO. 2: CITY OF ROWLETT GPS CONTROL MONUMENT DESIGNATED C-3, DESCRIBED AS BERNTSEN TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE CENTERLINE OF MEDIAN OF LAKEVIEW PARKWAY 275 +/- FEET WEST OF SHORELINE DRIVE. IT IS 48 FEET EAST OF A IRRIGATION CONTROL PEDESTAL, 53 FEET WEST OF EDGE OF CONCRETE MEDIAN, 6 FEET SOUTH OF NORTH CURB AND 4 FEET NORTH OF SOUTH CURB. PUBLISHED NORTHING: 7018756.835 EASTING: 2560958.298 MEASURED ELEVATION: 485.727 3. RECORD PLAT AND DEED REFERENCES SHOWN HEREON ARE BASED ON DALLAS CENTRAL APPRAISAL DISTRICT WEB PAGE DATA (WWW.DCAD.ORG). 4. THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE. 5. ONLY TREES HAVING A DIAMETER OF 8 INCHES OR GREATER (AS MEASURED AT 4 FEET ABOVE GROUND SURFACE) WERE SURVEYED. MARSHALL LANCASTER & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE EXACT IDENTIFICATION OF TREE GENUS AND SPECIES; NOR FOR ANY DAMAGES INCURRED FROM MISIDENTIFICATION. SYMBOLS REPRESENTING TREE LOCATIONS MAY HAVE BEEN MOVED FROM ORIGINAL LOCATION FOR CLARITY. CONSULT A QUALIFIED ARBORIST FOR EXACT IDENTIFICATION OF TREES. 6. THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE ABOVE GROUND FACILITIES AND MARKINGS PROVIDED BY TEXAS11 ON JUNE 24, 2014. MARSHALL LANCASTER & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES; NOR FOR ANY DAMAGES OR ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES. CALL UNDERGROUND SERVICE ALERT 800-DIG-TELE, 72 HOURS BEFORE ANY CONSTRUCTION OR EXCAVATION IN THIS AREA. 7. TITLE ENCUMBRANCE RESEARCH WAS BASED ON INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, OF NO. 2228-228085078, ISSUED JUNE 20, 2014. REFERENCE IS MADE TO SAID COMMITMENT AND RECORD DOCUMENTS LISTED THEREIN FOR FULL PARTICULARS. MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID RESEARCH. 8. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO PLAT THE SUBJECT TRACTS AS ONE LOT FOR FUTURE DEVELOPMENT. 9. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP ON THE U.S. FISH AND WILDLIFE SERVICE'S WEB SITE (http://www.fws.gov/wetlands), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A WETLAND DESIGNATION AREA. 10. ACCORDING TO THE CITY OF ROWLETT'S WEBSITE (WWW.CITYOFROWLETT.TX.US), THE PROPERTY IS ZONED UJ-FB "URBAN VILLAGE FORM BASED DISTRICT".

PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY.

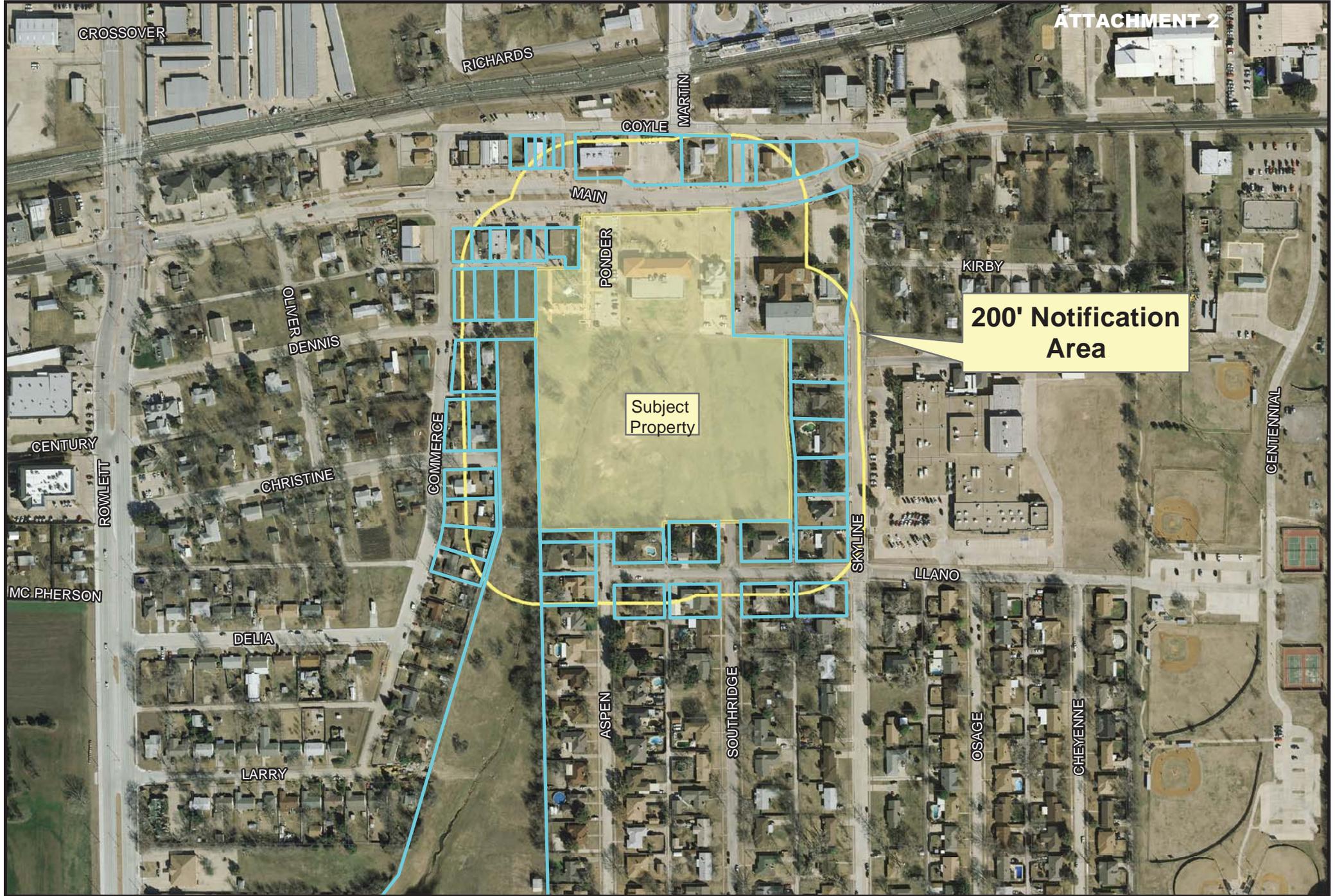
APPROVED FOR PREPARATION OF FINAL PLAT

CHARMAN, CITY OF ROWLETT PLANNING AND ZONING COMMISSION DIRECTOR OF DEVELOPMENT SERVICES

THIS IS TO CERTIFY THAT I, MARSHALL LANCASTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND; AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION. *PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.* TEXAS REGISTRATION NO. 4873 Survey Date: 07/07/2014



DATE: 02/24/2015 JOB NO.: 14088 DRAWN BY: MWC CHECKED BY: MLL MARSHALL LANCASTER & ASSOCIATES, INC. CONSULTING LAND SURVEYORS commercial, retail and industrial construction surveying - land title surveys - topography - subdivision platting 1864 North Norwood Drive, Suite E, Hurst, TX 76054 metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com firm #10451500 SCALE: 1" = 40' SHEET NO. 2 OF 2



Village Rowlett
 Map Created: March 9, 2015



MW15-774
 200 FT NOTIFICATION AREA



Department of Development Service

NOTICE OF PUBLIC HEARING REPLAT

TO: Property Owner
RE: Application for a replat (preliminary replat)
LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as 11.54 + acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code. Chapter 212.015 (c). "If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing."

EXPLANATION OF REQUEST: The applicant is requesting to replat the subject properties in order to create one lot by combining 3900 and 3908 Main Street. A variance is not required for this replat.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

I WOULD HAVE TO MOVE AND ON SOCIAL SECURITY I COULD NOT PAY ANOTHER HOUSE

IF YOU GIVE ENOUGH MONEY TO PAY ANOTHER HOUSE OR GET ME OTHER HOUSE, WE DON'T NEED THE THINGS THEY WANT TO BUILT. ALL BUSINESS ON MAIN ST. DON'T DO GOOD, THE FLOWER

SIGNATURE:

Esther Maya

SHOP WAS THE ONLY ONE DID GOOD AND IS GONE TO.

ADDRESS:

3806 DENNIS P.O. BOX 45 ROWLETT, TX 75030

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, March 18th, 2015 to be included in the Planning and Zoning Commission packet. The protest shall object to the replat, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

If you have any questions concerning this request, please contact: Phone 972-463-3904 FAX 972-412-6228 or dacevedo@rowlett.com

RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088



Department of Development Service

NOTICE OF PUBLIC HEARING REPLAT

TO: Property Owner

RE: Application for a replat (preliminary replat)

LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as 11.54 + acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code. Chapter 212.015 (c). "If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing."

EXPLANATION OF REQUEST: The applicant is requesting to replat the subject properties in order to create one lot by combining 3900 and 3908 Main Street. A variance is not required for this replat.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
[X] I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I am very opposed to the whole development. It will decrease the value of my property. Too much stuff jammed into the small piece of property.
SIGNATURE: Betty Armstrong
ADDRESS: 4501 Skyline Dr. right behind my house

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, March 18th, 2015 to be included in the Planning and Zoning Commission packet. The protest shall object to the replat, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

Table with 2 columns: Contact information (phone, fax, email) and Return by Mail information (City of Rowlett Planning Division, 3901 Main Street, Rowlett, TX 75088)



Department of
Development Service

COURTESY NOTICE OF PUBLIC HEARING REPLAT

TO: Property Owner

RE: Application for a replat (preliminary replat)

LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as approximately 11.54 acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The applicant is requesting to replat the subject properties in order to create one lot by combining 3900 and 3908 Main Street A variance is not required for this replat.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I am in favor of the request it will improve

downtown Rowlett. If I have to move I want to get paid enough money
to pay of my mortgage and relocate to to another home.

SIGNATURE:

Eustolio de la Cruz

ADDRESS:

3802 Dennis St. Rowlett, TX. 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015.

If you have any questions concerning this request, please
contact:
Phone 972-463-3904
FAX 972-412-6228 or dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088



City of Rowlett

Staff Report

Planning & Zoning Commission

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

AGENDA DATE: 03/24/2015

AGENDA ITEM: C3

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and make a recommendation on an Alternative Landscape Plan for Usuga Medical located at 8100 Lakeview Parkway further described as being 1.87 acres of land located in the James Saunders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas (DP15-767).

STAFF REPRESENTATIVE

Garrett Langford, Principal Planner

SUMMARY

The applicant is requesting an Alternative Landscape Plan to allow a living screen without a berm and to reduce the width of the incompatibility landscape buffer from 15 feet to 6.5 feet along the eastern property line. The proposed development is for a 13,534 square-foot medical office building.

BACKGROUND INFORMATION

The subject property is zoned General Commercial/Retail (C-2) and is located at 8100 Lakeview Parkway fronting on the south side of Lakeview Parkway (Attachment 1 – Location Map). To the east of the subject property is a retail strip center and a mobile home park both zoned C-2. To the south of the subject property is a single-family residential subdivision zoned SF-10. To the west and to the north of the subject property are vacant lots zoned C-2.

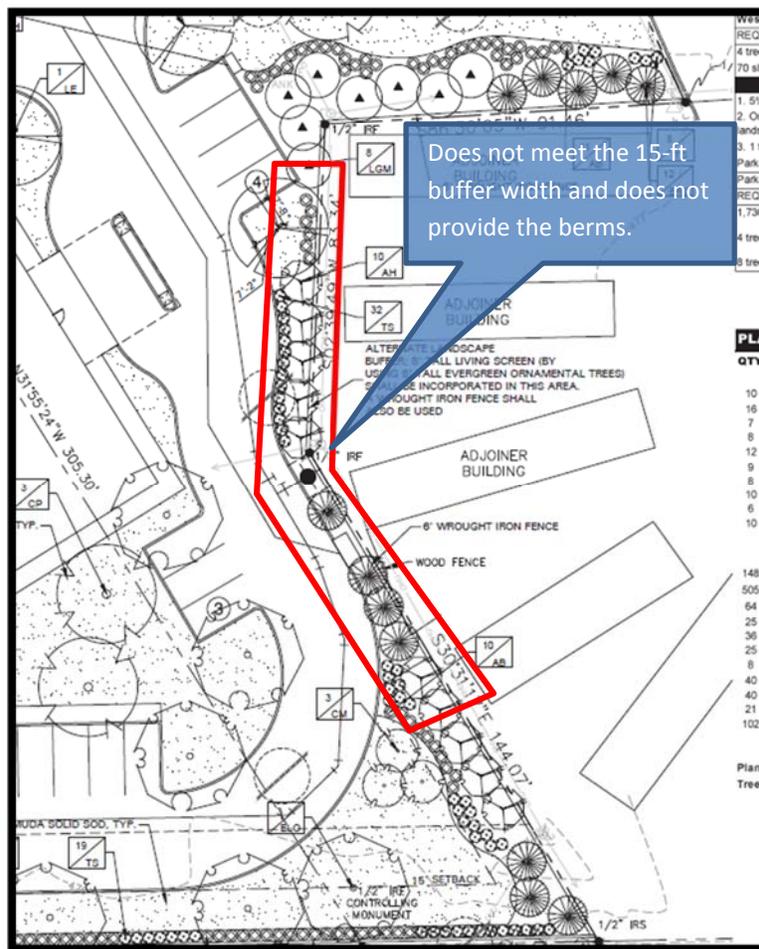
On February 3, 2015, a Development Plan, which includes a site plan and landscaping plan, were submitted for staff review. Due to the size of the development plan, the Development Plan is eligible for administrative approval. However, the applicant is requesting modifications to the requirements of the City's screening and buffering requirements. The Rowlett Development Code (RDC) allows for approval of an Alternative Landscape Plan (ALP). As the property is over one acre in size, it will require City Council action upon a recommendation by the Planning and Zoning Commission.

The RDC requires an incompatibility buffer between all incompatible use types or incompatible zoning districts. The southern property line is adjacent to a single family residential subdivision zoned SF-10 and the eastern property line is adjacent to a mobile-home park zoned C-2. Per the RDC, an incompatibility buffer is required along the eastern and southern property lines.

The RDC requires an incompatibility buffer with a landscape strip that at least 15 feet in width consisting of 10 scrubs per 30 linear feet and one canopy tree per 35 linear feet. Screening is also required which may consist of a six-foot tall masonry wall or a living screen. A living screen must consist of a 6-ft tall wrought iron fence with a berm and large evergreen shrubs planted at a minimum height of eight feet.

The proposed Landscape Plan (Attachment 2 – Alternative Landscape Plan) includes an incompatibility buffer along the south property line that will consist of a 15-ft wide landscape strip, 83 shrubs, 7 canopy trees and a 6-ft masonry wall. Along the eastern property line, the applicant is proposing a living screen that will consist of 6-ft wrought iron fence, 91 shrubs, 33 evergreen ornamental trees and a berm. The ornamental trees were used in place of the canopy trees given its close proximity to the overhead power lines that run along the eastern property line. The ornamental trees are also being used to provide the living screen in place of the large shrubs.

The image below shows the area where the landscape buffer does not meet the 15-ft buffer width. At its smallest point, the landscape strip is 6.5 feet wide. While the trees and shrubs are being provided as required in this area, the berm will not be provided.



DISCUSSION

Section 77-504.1.4 of the RDC outlines approval criteria of ALPs. Staff recommends that the Planning and Zoning Commission consider the request based on these approval criteria as detailed below. Staff comments are provided in bold italics.

1. There are unique characteristics of the property site design or use that warrant special consideration to modify or deviate from the requirements of this section and that these characteristics are not self-created

An incompatibility buffer is required along the eastern property line even though the residential use is legal non-conforming. The shape of the property limits the ability for a medical office of this size to provide a fire lane around the building without reducing the minimum width of the landscape buffer of the eastern property line.

2. The ALP meets or exceeds the minimum requirements of this section while recognizing the unusual site design or use restraints on the property

The ALP not only meets but exceeds all other landscaping requirements. The applicant is proposing six additional ornamental trees beyond what is required along the eastern property line.

3. Approval of the ALP will provide for both increased consistency and compatibility with adjacent projects located in the general vicinity of the property

Allowing the 6.5-foot incompatible buffer would be consistent with the adjacent development to the east. The retail development which is located to the north of the adjacent mobile home park provides a similar buffer with a wrought iron fence with less landscaping and without a berm.

4. The ALP conforms to the requirements of this section and no modifications are requested except those explicitly provided in Section 77-504.1.2(b)

The standards proposed for modification with this plan are the incompatibility buffer standards. Section 77-504.1.2.(b) specifically allows for modifications to the incompatibility buffer standards.

In summary, the proposed ALP is justified given the existing the shape of the subject property and it being consistent with the adjacent developments to the east. While the proposed ALP will have a reduction in the width of the incompatibility buffer, it will exceed the overall landscape planting requirements.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

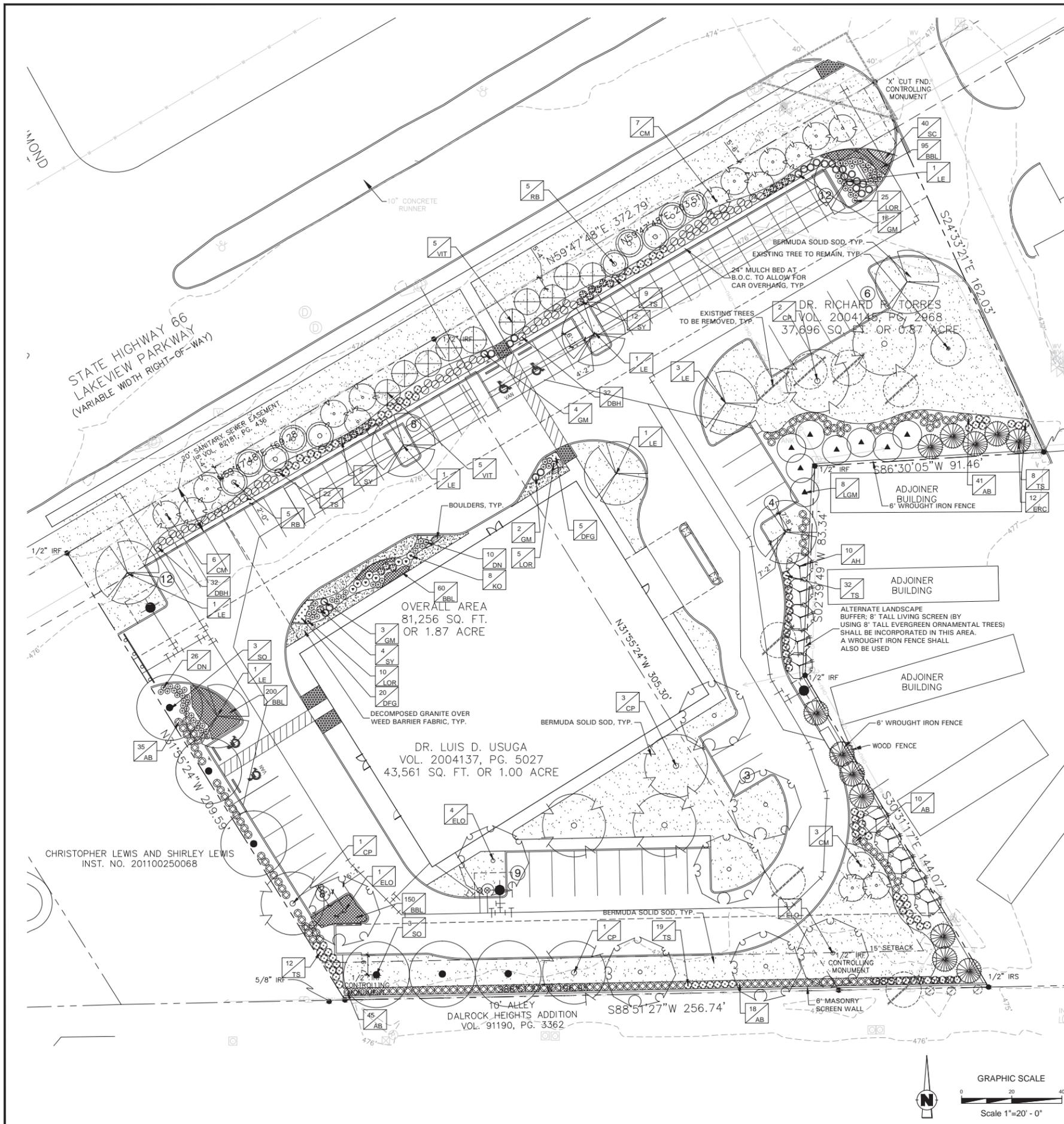
RECOMMENDED ACTION

Staff recommends that the Planning and Zoning Commission make a favorable recommendation to City Council.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Alternative Landscape Plan



LANDSCAPE TABULATIONS for Rowlett, TX

REQUIRED GENERAL LANDSCAPING

1. 15% of the site area shall be landscaped.

REQUIRED	PROVIDED
12,188 s.f. landscape (15%)	29,883 s.f. landscape (36.7%)

BUFFERS

TREES:
 ROW Buffers - 1 canopy tree per 35 l.f.
 Incompatibility Buffers - 1 canopy tree per 35 l.f.
 Compatibility Buffers - 1 canopy tree per 50 l.f.

SHRUBS:
 ROW Buffers - 10 evergreen shrubs per 30 l.f.
 Incompatibility Buffers - 10 evergreen shrubs per 30 l.f.
 Compatibility Buffers - 10 evergreen shrubs per 30 l.f.

Lakeview Parkway - 373 l.f.

REQUIRED	PROVIDED
11 trees, 3" cal.	33 ornamental trees, 30 gal. were provided due to location of overhead power lines
106 shrubs, 5 gal.	132 shrubs, 5 gal.

C2 - East Property Line - 319 l.f. (Alternative landscape req'd)

REQUIRED	PROVIDED
9 trees, 3" cal.	33 ornamental trees, 30 gal. (due to location of overhead power lines ornamental trees were provided)
91 shrubs, 5 gal.	91 shrubs, 5 gal.
8' living screen	8' living screen - calculated in with the ornamental trees provided
	6' tall wrought iron fence

Single Family - South Property Line - 256 l.f.

REQUIRED	PROVIDED
7 trees, 3" cal.	7 trees, 3" cal.
73 shrubs, 5 gal.	83 shrubs, 5 gal.
	6' tall masonry screen wall

West Property Line - 209 l.f.

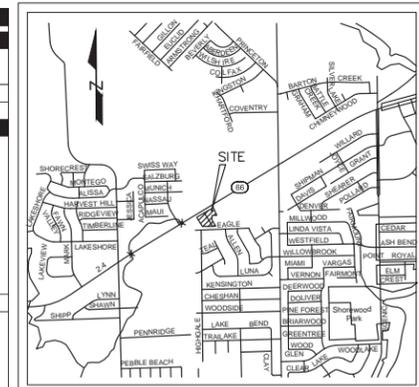
REQUIRED	PROVIDED
4 trees, 3" cal.	4 trees, 3" cal.
70 shrubs, 5 gal.	74 shrubs, 5 gal.

PARKING REQUIREMENTS

1. 5% of the total parking area shall be devoted to planting
 2. One tree shall be planted for each 400 s.f. of required interior landscape area.
 3. 1 tree shall be provided for ever 8 parking spaces.

Parking Area and Drives - 33,475 s.f.
 Parking Spaces - 62

REQUIRED	PROVIDED
1,736 s.f. landscape (5%)	3,583 s.f. landscape (10.7%)
4 trees, 3" cal.	1 existing tree, 7 proposed trees, 3" cal.
8 trees, 3" cal.	13 trees, 3" cal.



PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
TREES					
10	AH	American Holly	<i>Ilex opaca</i>	8' ht.	3' spread min., full to base
16	CM	Crape Myrtle 'Tuscarora'	<i>Lagerstromia indica 'Tuscarora'</i>	30 gal.	8' ht., 3' spread, matching
7	CP	Chinese Pistache	<i>Pistacia chinensis</i>	3" cal.	12' ht., 4' spread, matching
8	ELO	Escarpment Live Oak	<i>Quercus fusiformis</i>	3" cal.	12' ht., 4' spread, matching
12	ERC	Eastern Red Cedar	<i>Juniperus virginiana</i>	8' ht.	3' spread min., full to base
9	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	3" cal.	12' ht., 4' spread
8	LGM	Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>	8' ht.	4' spread min. matching
10	RB	Oklahoma Redbud	<i>Cercis reniformis 'Oklahoma'</i>	30 gal.	8' ht., 4' spread, 3 trunk min.
6	SO	Shumard Oak	<i>Quercus shumardii</i>	3" cal.	12' ht., 5' spread
10	VIT	Vitex	<i>Vitex agnus castus</i>	30 gal.	8' ht., 4' spread, 3 trunk minimum
SHRUBS/GROUNDCOVER					
148	AB	Edward Goucher Abelia	<i>Abelia x grandiflora 'Edward Goucher'</i>	5 gal.	full, 20" spread, 30" o.c.
505	BBL	Big Blue Liriope	<i>Liriope muscari 'Big Blue'</i>	1 gal.	full, 12" o.c.
64	DBH	Dwarf Burford Holly	<i>Ilex comuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
25	DFG	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'Little Bunny'</i>	1 gal.	full, 18" o.c.
36	DN	Harbor Dwarf Nandina	<i>Nandina domestica 'Harbor Dwarf'</i>	5 gal.	full, 18" sprd, 20" ht., 24" o.c.
25	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	5 gal.	full, 30" o.c.
8	KO	Double Knock Out Rose (Red)	<i>Rosa hybrida 'Radtko'</i>	5 gal.	full, 24" spread, 36" o.c.
40	LOR	Loropetalum 'Shang-lo'	<i>Loropetalum chinense 'Shang-lo'</i>	5 gal.	full, 20" sprd, 24" o.c.
40	SC	Seasonal Color		4" pots	full, 12" o.c.
21	SY	Softleaf Yucca	<i>Yucca recurvifolia</i>	5 gal.	full, 30" o.c.
102	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 36" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

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ALTERNATIVE LANDSCAPE PLAN
 USUGA MEDICAL
 PROPOSED BLOCK 1, LOT 1
 JAMES SANDERS SURVEY, ABSTRACT NO. 1424
 CITY OF ROWLETT, DALLAS COUNTY
 JANUARY 26, 2015
 CASE #

Scale: AS SHOWN
 Designed by: AWR
 Drawn by: AWR
 Checked by: AWR
 573-01.dwg/SITE PLAN.dwg
 01/26/2015

SHEET
 LP1

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REGISTERED LANDSCAPE ARCHITECT
 AMANDA W. RICHARDSON
 2754
 STATE OF TEXAS
 3.9.15

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ALTERNATIVE LANDSCAPE PLAN
 LAKEVIEW PARKWAY
 CITY OF ROWLETT, TEXAS